

LAND USE MATRIX

§ 157.070 LAND USES.

The following matrix identifies those land uses authorized as either permitted or special uses as authorized in §§ 157.435 through 157.447.

(Prior Code, 7 TCC 1-6(a))

§ 157.071 KEY TO LAND USE MATRIX.

<i>Category</i>	<i>Description</i>	<i>Category</i>	<i>Description</i>
A-1	Agriculture preservation	I-1	Light industrial
A-2	Agriculture	I-2	Heavy industrial
R-1	Low density residential	CONS	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		

(Prior Code, 7 TCC 1-6(a))

§ 157.072 MATRIX.

<i>Principal Uses</i>	<i>Zoning Districts</i>									
	<i>A-1</i>	<i>A-2</i>	<i>R-R</i>	<i>R-1</i>	<i>R-2</i>	<i>C-1</i>	<i>C-2</i>	<i>I-1</i>	<i>I-2</i>	<i>CONS</i>
Accessory Dwelling	P	P	P	P	P					
Accessory Uses	P/S	P/S	P/S	P/S	P/S	P	P	P	P	P/S
Adaptive Reuse Of Existing Structures				S						
Adult Entertainment Establishment							S			
Adult Use Cannabis – Craft Grower	S	S					S	S	S	
Adult Use Cannabis – Cultivation Center	S	S					S	S	S	
Adult Use Cannabis – Dispensing							S	S	S	
Adult Use Cannabis – Infuser							S	S	S	
Adult Use Cannabis – Processing							S	S	S	
Agriculturally-Related Businesses	S	S						P	P	S
Agriculture	P	P	P	P	P					P
Agritainment/Agritourism	S	S						S	S	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	S					P			
Automobile Car Wash						P	P			
Automobile Repair; Major							S	P		
Automobile Repair; Minor							P	P		
Automobile Sales						S	P			
Automobile Service Station		S				S	P/S	P/S	P/S	

Principal Uses	Zoning Districts									
	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
Automobile Servicing And Parts						S	P			
Automobile Wrecking Yard								S	S	
Banks						P	P			
Banquet Facilities	S	S	S							S
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					
Chicken/Fowl	P	P	P	S						P
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	P/S	P/S	S	S	
Communication Facilities	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	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	P/S	P/S	P	P	P					P/S
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
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

Principal Uses	Zoning Districts									
	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
Health Club/Fitness Centers						S	P/S			
Home Commercial	S	S	S							S
Home Occupations	P	P	P	P	P	P				P
Homes; Specialized Care Facilities			S	S	S	S				
Hospital						S	S	P		
Hotel, Motel, Lodges, Resorts			S		S	S	P			
Household Appliance; Sales And 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
Landscape Waste Composting Facilities	S	S						S	S	
Landscaping Business	S	S	S				P			
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 Ag	S	S								S
Manufactured/Mobile Home Retired/Disabled Parent	S	S	S	S	S					S
Offices; Business And Professional						P	P			
Off-Premises Signs							S	S	S	
On-Farm Landscape Facilities	P	P								
Paintball Facilities, Outdoor/Indoor	S	S					S	S	S	S
Personal Service Establishment						P/S	P	S	S	
Pet Cemetery/Crematory		S	S				S			
Planned Development; Non-Residential						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 Or Large			P/S	P/S	P/S					
Restaurants					S	P/S	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			
Shipping/Cargo Containers	P	P				P	P	P	P	P
Shooting Range; Indoor		S					P	P	P	
Shooting Range; Outdoor	S	S					S	S	S	S
Signs (On Premise)	P	P	P	P	P	P	P	P	P	P
Small Wind Energy Conversion Systems	P/S	P/S	P/S			P/S	P/S	P/S	P/S	P/S

Principal Uses	Zoning Districts									
	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
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	
Video Gaming Lounge						S	P			
Warehouse; Distribution							S	P	P	
Warehouse; Mini Storage		S				S	P	P	P	
Wind Energy Conversion Systems	S	S								

(Prior Code, 7 TCC 1-6(a))

§ 157.073 BULK CHART.

Zoning District Designation	Lot/Parcel Area and Frontage		Yard Requirements					Height Requirements	
			Principal			Accessory		Principal	Accessory
	Minimum Area**	Minimum Frontage/Lot Width	Rear Yard	Side Yard	Maximum Lot Coverage	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	36
A-2 Agriculture	10	200	50	30	N/A	25	15	36	36
RR Rural Residential	2	165	30	30	20	15	15	36	36
R-1 Single-Family Residential	1+	100	20	10	30	5	5	36	20 or 25
R-2 Multiple-Family Residential	1+	100	20	10	30	5	5	36	20 or 25
C-1 Neighborhood Commercial	0.5	100	20	10	30	5	5	36	36
C-2 General Commercial	0.5	100	20	10	30	5	5	36	36
I-1 Light Industrial	0.5	100	20	15	40	10	10	40	36
I-2 Heavy Industrial	1	100	20	15	40	10	10	40	36
Con - Conservation	40	200	50	30	N/A	25	15	36	36

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

(Prior Code, 7 TCC 1-6(b))