

**LAND USE COMPARISON TABLE**  
**17-0015Z – Emerald Lake Rezone**

Type Use	(Existing) PD - BG	(Existing) AG	(Proposed) PD
<b>Residential Uses</b>			
Bed and breakfast (subject to Ch. 138, Art. IV)	S	S	
Boardinghouse or roominghouse (17)	P		S
Dormitories	P		P
Independent Living Facility (retirement community) (56)	S		P
Mobile home dwelling (68)			
Mobile home park (subject to Ch 138, Art. III) (69)			
Multiple family dwelling (apartment) (71)	S*		
Multiple family dwelling, senior (senior apartment) (72)	P		
Single family dwelling (attached) (104)	S		
Single family dwelling (detached) (105)	P	P	
Two-family dwelling (duplex) (119)	p		
Watchman or caretaker quarters		P	S
<b>Educational and Institutional Uses</b>			
Assisted living facility, nursing home, or rest home (10)	P		P
Cemetery		S	
Church or rectory, including church-operated day-care facilities and pre-schools (25)	P	P	P
Clinic (28)	P		P
College or university	P	S	P
Day-care (34)	P		P
Fraternal organization, lodge, civic club (47)	P		P
Halfway house	P		S
Hospital (53)	P		P
Museum, library, art gallery (public) (73)	P	S	P
School, business or trade (99)	P		P
School, public, private or parochial (100)	P	S	P
<b>Accessory, Utility and Incidental Uses</b>			
Accessory building or use (1)	P	P	P
Electrical generating plant			
Home occupation (See 146-133) (52)	P	P	
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P
Public building (shop or yard) (90)		S	
Servant's quarters (102)		P	
Sewage treatment plant			
Utility business office	P		P
Utility shop or yard		S	

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Utility substation or regulating station	S	S	S
Water storage tank	P	S	P
Water treatment plant		S	
<b>Recreational &amp; Entertainment Uses</b>			
Amusement, commercial (indoor) (4)	P		P
Amusement, commercial (outdoor) (5)			S
Carnival or circus (temporary)	T	T	T
Country club (31)	P	S	S
Fitness club, gymnasium, exercise area or similar use	P		P
Golf course (public)	P	P	S
Golf course (private)	P	S	S
Park or playground (public) (81)	P	P	P
Playfield or stadium (public) (88)	P	P	P
Private club (subject to Ch. 138, Art. II, Sec. 146-41) (89)	S		S
Recreation area (private) (91)	P	P	P
Recreation center (public) (92)	P	P	P
Sexually oriented business (subject to Ch. 138, Art. V)			
Swim or tennis club (112)	P	P	P
Swimming pool (public)	P	P	P
Swimming pool (private) (113)	P	P	P
Theater (indoor)	P		P
Theater (outdoor)			
<b>Transportation, Automobile, and Related Uses</b>			
Airport or landing field, and aircraft hangar			
Auto painting or body shop			
Auto parts sales (indoor)	P		
Automobile, trailer, light truck, tool rental			
Automobile, motorcycle, boat (sales, repair, or storage)			
Bus station	P		
Car Wash (See Sec 146-41(11a)) (23)			
Garage, auto repair (50)			
Garage or lot, parking (private)	P	P	P
Garage or lot, parking (commercial)	P		
Heliport or helistop	T	T	
Motor freight terminal			
Parking, incidental to main use	P	P	P
Parking lot (truck) (83)			

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Private street development (See Ch. 142, Art. VII)			
Railroad freight station			
Railroad team truck			
Railroad track or right-of-way	P	P	
Recreational vehicle sales			
Service station or motor vehicle fuel sales (subject to section 146-84 (103))	P		
Taxi or shuttle service			
Tire recapping			
Truck Fueling Station (117)			
Truck sales, storage, or repair			
Truck Stop (118)			
<b>Commercial Type, Retail, and Service Uses</b>			
Bait shop	P	P	
Bakery or confectionery (retail)	P		P
Bakeries (wholesale)	P		P
Banks and financial institutions	P		P
Barber or beauty shops	P		P
Building materials sales or monument sales	P		
Carpentry or sign shop			
Cleaning Plant (laundry)	P		
Cleaning and pressing (small shop and pickup) (27)	P		P
Department or discount store	P		P
Drug-store or pharmacy	P		P
Exterminator	P		
Farmers market (40)	P	P	P
Florist or garden shop	P		P
Field office (43) or real estate sales office	T	T	T
Food stores, groceries	P		P
Frozen food lockers	P		
Funeral homes and mortuaries	P		
Furniture sales	P		P
Greenhouse or plant nursery	P		P
Hardware store (paint, plumbing, and related sales)	P		P
Heavy machinery sales and storage			
Hotel or motel (54)	P		
Household appliance sales (55)	P		P
Laboratories (medical, dental, science)	P		P

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Mimeograph or letter shop	P		
Mobile home display and sales			
Office building	P		P
Offices with showrooms			
Office use	P	P	
Office supplies	P		
Paint and related sales	P		P
Pawnshops			
Personal service (86)	P		P
Pet store, kennel, animal boarding (no outside runs)	P		P
Pet store, kennel, animal boarding (outside runs)		P	S
Psychic/paranormal readings	P		
Radio or TV broadcast studio	P		P
Retail store (indoor)	P		P
Restaurant or cafeteria (carry-out only) (95)	P		P
Restaurant or cafeteria (indoor service) (96)	P		P
Restaurant or cafeteria (including drive-through window) (97a)	P		P
Restaurant or cafeteria (drive-in service) (97b)	P		S
Studios, photo, music, art, health, etc.	P		P
Tattoo Parlor			
Travel agent	P		P
Upholstery shop	P		S
Veterinarian (no outside runs)	P		P
Veterinarian (with outside runs)		P	S
Wholesale establishments			
<b>Industrial and Manufacturing Uses</b>			
Concrete or asphalt batch plant			
Contractor's yard			
Dirt or topsoil extraction; sand and gravel mining or storage		S	
Fat rendering, animal reduction			
Food processing			
Forestry, mining and oil/gas drilling uses		P	
Forge plant			
Indoor Gun Range (57)			
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)			

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Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)			
Junk or salvage yard (58)			
Machine shop or welding			
Metal fabrication			
Mini-warehouse (See Sec. 146-41)	S		
Open storage (79)			
Paper or pulp manufacture			
Printing plant			
Refining or storage (petroleum products, gas, butane, propane)			
Sanitary landfill			
Smelting of ores or metals			
Soft drink bottling plant			
Warehousing			
<b>Agricultural and Related Uses</b>			
Agricultural and ranching uses	P	P	P
Community Garden (29)	P	P	P
Creamery (dairy products)	P		
Fairgrounds or rodeo		S	
Farm implement sales and service	P		
Farm, orchard or truck garden (40)	P	P	P
Hatchery (poultry), egg farm, feed lot		P	
Livestock auction (62)		P	
Stable, commercial (106)		P	
Stable, private		P	
Stockyards or slaughterhouse			

**The following is the legend for interpreting Schedule of Uses (Appendix F, Sec. F-4):**

P	Use is permitted by right
	Use is prohibited
S	Use is permitted with a Specific Use Permit under Sec. 146-41
<b>S*</b>	Buildings containing both residential and commercial uses may be approved with a Specific Use Permit (SUP)
T	Use is permitted with a Temporary Use Permit