Current zoning

Proposed zoning

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	Current PD TR 6	Current PD TR 7	Proposed PD TR 1	Proposed PD TR 2	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1
Residential Uses																																									
Bed and breakfast (See Ch. 138, Art. IV)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S		S							S				S	S	S	S	S	S	S			
Boardinghouse or rooming house (17)											P		P	P	P			S	S	S			S					S													
Dormitories					P	P	P	P	P	P	P	P	P	P	P			S	S	S			S					S													
Independent living facility (retirement community) (56)											P	P	P	P	P				S	S	S	S								S							S	S	S	S	S
Mobile home dwelling (68)																P																									
Mobile home park (See Ch. 138, Art. III) (69)																P																									
Multiple family dwelling (apartment) (71)											P	P	P	P	P																										
Multiple family dwelling, senior (senior apartment) (72)											P	P	P	P	P																										
Single family dwelling (attached) (104)										P	P	P	P	P	P																						P				
Single family dwelling (detached) (105)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																	P	P	P	P	P	P	P			
Two family dwelling (duplex) (119)									P	P	P	P	P	P	P																					P					
Watchman or caretaker quarters	P	P	P																				S	S	S														S		
Educational and Institutional Uses																																									
Assisted living facility, nursing home, or rest home (10)												P	P	P	P		P	P	P	P	S	S						P	S	S							S	S	S	S	P
Cemetery	S																																								
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P			P		P	P	P	P	P	P	P	P	P	P	P	P
Clinic (28)																	P	P	P	P	P	P	P					P	P	P	P								P	P	P
College or university	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P			P					P												P	
Day-care (34)											P	P				P		P	P	P				P				P		S	S	S	S	S	S	S	S	S	S	S	S
Fraternal organization, lodge, civic club (47)												P	P	P	P			P	P	P			P	P	P			P			S										S
Halfway house									S	S	S	P	P	P	P			P	P	P			P																		
Hospital (53)												P	P	P	P			P	P	P			P					P			S								S	S	S
Museum, library, art gallery (public) (73)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P			P	P	P		P	P			P	P	P	P	P	P	P	P	P	P	P
School, business or trade (99)																			P	P		P	P	P	P	P		no trade school	P		no trade school								P	S
School, public, private or parochial (100)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory, Utility and Incidental Uses																																									
Accessory building or use (1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electrical generating plant																								P	P																
Home occupation (See Sec. 146-133) (52)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					P				P	P	P	P	P	P	P			
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public building (shop or yard) (90)	S																						P	P	P																
Servant's quarters (102)	P	P	P			P																																			
Sewage treatment plant																									P																
Utility business office																			P	P		P	P	P	P				P										P		
Utility shop or yard	S																						P	P	P																
Utility substation or regulating station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water storage tank	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water treatment plant	S																							P	P																
Recreational and Entertainment Uses																																									
Amusement, commercial (indoor) (4)																			P	P		P	P	P	P				P												S
Amusement, commercial (outdoor) (5)																								P	P																
Carnival or circus (temporary)	T																		T	T		T	T	T	T	T	T		T										T		

Current zoning

Proposed zoning

Country club (31)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P	P	P	P			P	P	S	S	P	P	P	P	P	P	P	S	S	S
Fitness club, gymnasium, exercise area or similar use																		P	P	P			P	P	P			P		S	P								S	S	P
Golf course (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	P	P	P	P	P	P	P	S	S	S
Golf course (private)	S								S	S	S	S	S	S	S				P				P	P	P					S	S	P	P	P	P	P	P	P	S	S	S
Park or playground (public) (81)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Playfield or stadium (public) (88)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private club (See Ch. 138, Art. II; Sec. 146-41) (89)																			S	S			S						S		S									S	S
Recreation area (private) (91)	P					S			S	S	S	P	P	P	P	P	P	P	P	P	S	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation center (public) (92)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sexually oriented business (See Ch. 138, Art. V)																									P																
Swim or tennis club (112)	P								S	S	S	P	P	P	P	P		P	P	P		P	P	P	P			P	P	S	P								S	S	P
Swimming pool (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming pool (private) (113)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
Theater (indoor)																			P	P		P	P	P	P				P	S									S	P	
Theater (outdoor)																							P	P	P																
Transportation, Automobile, and Related Uses																																									
Airport or landing field, and aircraft hangar																										P															
Auto painting or body shop																			P				P	P	P																
Auto parts sales (indoor)																		P	P	P			P	P	P						S										S
Automobile, trailer, light truck, tool rental																			P	P			P	P	P																
Automobile, motorcycle, boat (sales, repair, or storage)																			S	S			S	S	S																
Bus station																			P	P			P	P	P															S	
Car Wash (See Sec 146-41(11a)) (23)																		S	P	P			P	P	P																S
Garage, auto repair (50)																			P	P			P	P	P																
Garage or lot, parking (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P	P	P	P	P	P	P	P
Garage or lot, parking (commercial)																			P	P		P	P	P	P	P	P		P	S									S	P	S
Heliport or helistop	T																		T	T		T	T	T	T	P	T		T											P	
Motor freight terminal																							P	P	P																
Parking, incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking lot (truck) (83)																							P	P	P																
Private street development (See Ch. 142, Art. VII)		S	S	S	S	S	S	S	S	S	S	S																				S	S	S	S	S	S	S			
Railroad freight station																							P	P	P																
Railroad team truck																							P	P	P																
Railroad track or right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational vehicle sales																			S	S			S	S	S																
Service station or motor vehicle fuel sales (subject to section 146-84 (103)																		P	P	P			P	P	P			P											S	
Taxi or shuttle service																							P	P	P																
Tire recapping																							P		P																
Truck Fueling Station (117)																								S	S																
Truck sales, storage, or repair																							S	S	S																
Truck Stop (118)																																									
Commercial Type, Retail, and Service Uses																																									
Bait shop	P																		P	P			P	P	P																
Bakery or confectionery (retail)																		P	P	P			P	P	P			P			P										P
Bakeries (wholesale)																			P				P	P	P																
Banks and financial institutions																	P	P	P	P	P	P	P	P	P			P	P	P	S								P	P	S
Barber or beauty shops																	P	P	P	P		P	P	P	P			P	P		P									P	P
Building materials sales or monument sales																			P	P			P	P	P																

Current zoning

Proposed zoning

Carpentry or sign shop																						P	P	P																
Cleaning plant (laundry)																		P	P			P	P	P																
Cleaning shop and pressing (small shop and pickup) (27)																P	P	P	P			P	P	P			P			S									S	S
Department or discount store																		P	P			P	P	P						S										S
Drug-store or pharmacy																	P	P	P			P	P	P			P			S										S
Exterminator																		P	P			P	P	P																
Farmers market (40)	P																	P	P			P	P	P														S	S	S
Florist or garden shop																	P	P	P			P	P	P			P			P										P
Field office (43) or real estate sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Food stores, groceries																	P	P	P			P	P	P			P			S										S
Frozen food lockers																		P	P			P	P	P																
Funeral homes and mortuaries												S	S	S	S			P	P			P	P	P																
Furniture sales																		P	P			P	P	P																
Greenhouse or plant nursery																		P	P			P	P	P																
Hardware store (paint, plumbing, and related sales)																	P	P	P			P	P	P			P			S										S
Heavy machinery sales and storage																						P	P	P																
Hotel or motel (54)																		P	P			P																S	S	
Household appliance sales (55)																	P	P	P			P	P	P		P														
Laboratories (medical, dental, science)																		P	P		P	P	P	P				P	S									S	P	
Mimeograph or letter shop																		P	P		P	P	P	P				P												
Mobile home display and sales																			P			P	P	P																
Office building												S					P	P	P	P	P	P	P	P	P	P	P	P	P	P								P	P	P
Offices with showrooms																						P	P	P																
Office use	P											P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P	P	P
Office supplies																	P		P	P		P	P	P	P	P		P		P										P
Paint and related sales																		P	P	P			P	P	P															
Pawnshops																			P	P			P	P	P															
Personal service (86)																	P	P	P	P		P	P	P	P			P	P	S	P							S	P	P
Pet store, kennel, animal boarding (no outside runs)																		P	P	P			P	P	P			P			P										P
Pet store, kennel, animal boarding (outside runs)	P																						P	P	P															
Psychic/paranormal readings																		P	P	P			P	P	P			P												
Radio or TV broadcast studio																			P	P		P	P	P	P				P	S								S	P	S
Retail store (indoor)																	P	P	P	P			P	P	P			P			P										P
Restaurant or cafeteria (carry-out only) (95)																	P	P	P	P			P	P	P			P			P									S	P
Restaurant or cafeteria (indoor service) (96)																	P	P	P	P		S	P	P	P			P		S	P								S	P	P
Restaurant or cafeteria (including drive-through window) (97a)																		S	P	P			P	P	P															S	S
Restaurant or cafeteria (drive-in service) (97b)																			P	S			P	P	P																
Studios, photo, music, art, health, etc.																		P	P	P		P	P	P	P			P	P	S	P							S	P	P
Tattoo Parlor																								P	P															
Travel agent																	P	P	P	P	P	P	P	P	P			P	P	P	P							P	P	P
Upholstery shop																			P	P			P	P	P															
Veterinarian (no outside runs)																			P	P			P	P	P						P									P
Veterinarian (with outside runs)	P																						P	P	P						S									
Wholesale establishments																							P	P	P															
Industrial and Manufacturing Uses																																								
Concrete or asphalt batch plant																								P																
Contractor's yard																							P	P	P															
Dirt or topsoil extraction; sand and gravel mining or storage	S																							S	S															
Fat rendering, animal reduction																									P															
Food processing																								P	P															
Forestry, mining and oil/gas drilling uses	P																							P	P															

Current zoning

Proposed zoning

Forge plant																									P																	
Indoor Gun Range (57)																								S	S																	
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)																								P	P																	
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)																									P																	
Junk or salvage yard (58)																									P																	
Machine shop or welding																							P		P																	
Metal fabrication																							P	P	P																	
Mini-warehouse (See Sec. 146-41)																			S	S			P	P	P																	
Open storage (79)																								P	P																	
Paper or pulp manufacture																									P																	
Printing plant																								P	P																	
Refining or storage (petroleum products, gas, butane, propane)																									P																	
Sanitary landfill																								P	P																	
Smelting of ores or metals																									P																	
Soft drink bottling plant																								P	P																	
Warehousing																							P	P	P																	
Agricultural and Related Uses																																										
Agricultural and ranching uses	P	P	P	P	P	P		P	P	P	P	P				P		P	P	P		P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Garden (29)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Creamery (dairy products)																			P	P			P	P	P																	
Fairgrounds or rodeo	S																							P	P	P	P															
Farm implement sales and service																			P	P			P	P	P																	
Farm, orchard or truck garden (40)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hatchery (poultry), egg farm, feed lot	P																							P	P																	
Livestock auction (62)	P																							P	P																	
Stable, commercial (106)	P																							P	P																	
Stable, private	P	P	P																																							
Stockyards or slaughterhouse																									P																	
Wedding / event venue or banquet facility, indoor and outdoor uses per PD development regulations																														P												