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**AGENDA - ADDENDUM 3-8-2024
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION – WORK SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, MARCH 14, 2024, at 6:00 P.M.**

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/85044215262?pwd=Ylp3ZUFNN0w0RkQ3V0dLVkZiWnFsdz09>

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782

Meeting ID: 850 4421 5262

Passcode: 116183

1. **Call to Order**
2. **Roll Call.** Claudia Hauser, Robert Foreman, Ingrid Osses, Mark Lomeland, William Tippet, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.
3. **Pledge of Allegiance**
4. **Discussion –** Discussion and review of “Residential Use Standards”
5. **Discussion –** Discussion of upcoming Work Session items.
 - Use Table
 - Standards for Specific Uses
 - Definitions
 - Procedures
6. **Current Events -** Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.
7. **Staff Comments**
8. **Adjournment**

The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item. The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashas on March 14, 2024 (date) at 3:00 PM (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

(signed) Cory L Mulcaire, _____ Cory Mulcaire, Planner _____ (print name and title)



Agenda Item Submission Form – Section I

Meeting Date:

- Consent Agenda Decision Agenda Executive Session Requested
- Presentation Only Action/Presentation Work Session

Requesting Department: Community Development

Staff Resource/Contact Person: John Knight, CDD; Cory Mulcaire, Planner; Cliff Bryson, Planner

Agenda Title: Discussion and review of “Residential Use Standards”

List Attached Documents:

- A. Residential Use Standards
- B. Use Table

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: One hour

Background Information: The Town Council and Planning Commission have directed staff to update several portions of the Zoning Ordinance. Amendments in process include the sign ordinance, the animal ordinance, and the “comprehensive update” of the Zoning Ordinance. A copy of the latest version of the full ordinance is available on the Town’s website - <https://www.campverde.az.gov/home/showpublisheddocument/12693/638366981896200000>

This comprehensive update is anticipated to extend six (6) or more months and is being processed concurrently with the updates to the animal and sign sections.

The purpose of this work session is to obtain preliminary feedback from the Commission on updates proposed by staff. The first task, for tonight’s meeting, is to sort through the various standards for Residential Uses. Staff has attached a draft of the proposed standards.

At the next work session, staff anticipates working through the other types of uses (primarily accessory, commercial and industrial uses).

Recommended Action: Discussion and possible direction to staff.

Attachment A

Residential Use Standards

1. Mobile Homes
 - a. Prohibited. Strike 306.B.8.b. et. al.
2. Single-family
 - a. Up to 3 allowed in Ag Zone
 - b. Min. 600 sf
3. Manufactured Home Parks – this will be a separate work session discussion
 - a. Add as an overlay zone – currently 5 (?) would be nonconforming. Either in R1, R1L, or RR.
 - b. Research other jurisdiction's requirements. QC has a separate district.
 - c. Look at our standards and remove RV sections
 - d. Permits required
 - e. Needs a 100 sf shed
 - f. Permanent piers/blocks/foundations required
 - g. Skirting required
 - h. Min. 2 vehicle entrance for park
 - i. Parking – see parking standards
4. Live/Work (see Home Occupation)
 - a. Occupied by same resident
 - b. Parking per parking section
 - c. No more than x% of the overall structure can be commercial or office
5. Mixed Use (see Flag) – Overlay Zone
 - a. Could be vertical or horizontal
 - b. Same building or separate buildings
 - c. Parking standards can be reduced per parking ordinance
6. Tiny Homes
 - a. site built or modular in R1L and MH other zones
 - b. 600 sf min.
 - c. Note - Park Models are treated the same as RVs and only allowed in RV parks.

Accessory Uses

7. Home Occupations (use ex. standards)
 - a. Home Occupation Permit Required
 - b. Business License required
 - c. Shall be conducted by resident or residents of the dwelling
 - d. 1 employee – beyond household occupants
 - e. Not change character of neighborhood

- f. Noise, lighting, traffic, etc.
 - g. Floor area limited 25% of total floor space
 - h. No automotive related
 - i. Parking – see parking standards (1 extra if employee)
 - j. Signage – see signage standards (1 non-illuminated)
 - k. Not used as a construction yard
 - l. Not used as a location for assembly of employees
 - m. Customer hours 6 am to 10 pm
 - n. Storage of equipment and materials in enclosed building
 - o. No toxic/hazardous materials kept on the property
 - p. No on -street parking and no hazards or street congestion
 - q. Outside storage of heavy equipment/materials prohibited
 - r. Signs in conformance with Sign Ordinance (Section XX)
8. Swimming Pools/Ponds -
- a. 5' setback for rear/side
 - b. Not allowed in front yard setback
 - c. Reference Town Code Chapt. 7, Section 7-1 (has the safety standards)
 - d. **New** - Ponds deeper than 18" and/or wider than 8' measured in the long axis shall conform to the location and enclosure requirements of swimming pools. Put in Town Code.
9. Sport Courts -
- a. 10' from side/rear p/l
 - b. Front same as dwelling
 - c. May have a fence up to 12' in height (provided you meet the required setbacks).
 - d. **Hours – 7 am to 10 pm (consistent w/noise ordinance) Note – construction hours are 5am to 8pm.**
 - e. Lights – see lighting ordinance
10. Batting Cages – same standards as above
- a. Fences
 - b. Hours
 - c. Lighting
11. Private Equestrian/Livestock Arenas
- a. Setbacks – 25' rear, 7' sides, 20' front (note – these are the same as for R1/L dwelling units)
 - b. Lights
 - c. Dust
 - d. Noise
 - e. Hours – 7 am to 10 pm

12. Private Stables
 - a. Same setbacks as dwelling unit
 - b. Reference nuisance provisions

13. Driving/**Archery/Axe Throwing**/Baseball/Putting Greens
 - a. Confirm if archery is prohibited by Town Code – CB to check w/Marshall

14. Motorized Vehicles, off-road bicycles, and other motorized tracks
 - a. Distinguish between use for maintenance and a track
 - b. Definition for track needed
 - c. Hours, lights, dust, noise, nuisance references
 - d. Setbacks – same as arena?

15. Camping & RVs (excludes storage of RV)
 - a. 2 RVs max.
 - b. 10 consecutive days
 - c. # of total days per year?
 - d. Setbacks – 7' sides, 7' rear, 20' front

16. Shipping Containers (for storage – not livable space)
 - a. Keep the same as today

17. Accessory Dwelling Units (ADU)
 - a. **Max. 1,500 livable (currently 1,000 livable sf)**
 - b. Setbacks – same as primary dwelling unit
 - c. Restrict to stays over 30 days?

18. Caretaker Dwelling Units (Does not include RVs or Park Models)
 - a. Max 1,000 SF livable
 - b. Setbacks same as a primary structure
 - c. Commercial and Industrial Zoning Districts

19. Other common accessory uses?
 - a. Look at other jurisdictions accessory uses

ATTACHMENT B
Use Table – Updated: March 7, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF	
Residential Uses	Mobile Homes in an existing Manufactured Home Park* (must be refurbished w/AZDOH certified)	--	P	P	P	P	P	P	P	--	--	--	--	--	--	
	Manufactured Homes (add definition)	--	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Modular Homes (add definition)	P	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Single-Family Dwelling Units (Site-Built)* (3 allowed in AG zone)	P	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Multiple Dwelling Units	--	--	P	--	P	P	P	--	--	--	--	P	--	--	
	Single-Family Dwelling Units (Site-Built)	P	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Temporary Housing Travel Trailers, etc.	€	€	€	€	€	€	€	€	€	€	€	€	€	--	€
	Manufactured Home Park/RV Park*	--	C	C	C	C	C	C	--	--	--	--	--	--	--	--
	Live/Work* – (need definition & standards)	--	--	C	C	P	P	P	P	--	--	--	--	--	--	--
	Mixed Use*	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--
	Tiny Homes* (stick built/modular in R1L, or MF elsewhere)	P*	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Park Models?															
Accessory Uses	Home Occupations*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Swimming Pools and Ponds*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Tennis Court, Volleyball Court, Basketball Court, Skate Ramps, Pickle Ball and similar court sports*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Equestrian Arena*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Stables* (within animal count)	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Driving Range, Archery Range, Baseball Field, Batting Cage, Putting Green*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Motocross Track (includes ATVs), Off-road Bicycle (BMX) Track*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Camping* (in tents or travel trailers/RVs limited to 10 day stay And 2 RVs)	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Shipping Containers*	A	A	A	A	A	A	A	A	--	A	A	A	--	--	
	Accessory Dwelling Unit (increase to 1,500 sf & min. lot size?)* pull up county standards	A	A	A	A	A	A	A	--	--	--	--	--	--	--	
	Security/Caretaker Dwelling Unit (min 1,500	--	--	--	--	--	--	--	--	A	A	A	A	P	--	--

P – Permitted, C – Conditional, -- Prohibited, * Supplemental Use Regulation, A – Accessory Use, T – Temporary Use

ATTACHMENT B
Use Table – Updated: March 7, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	attached/detached?)*														
	Other Accessory Uses Commonly with Primary Permitted Use (as determined by the CDD – change to Accessory Use)	P	P	P	P	P	P	P	P	P	P	P	P	—	P
	On Site Day Care* (primarily serving the on-site facility)	--	--	A	--	A	A	A	A	A	A	A	--	--	A
	Home Based Day Care* (1-6 Children)	A	A	A	A	A	A	A	A	A	A	A	A	--	A
	Limited Day Care* (7-12 Children)	A	A	A	A	A	A	A	A	A	A	A	A	--	A
	Adult Day Care*														
	Dog Breeding *	A	A	A	A	A	A	A	--	--	--	--	A	--	--
	Greenhouse/Nurseries for private or non-public access*	A	A	A	P	A	A	A	--	--	--	--	P	--	--
	Other Accessory Uses Commonly with Primary Permitted Use (as determined by the CDD)	A	A	A	A	A	A	A	A	A	A	A	A	--	A
Group Living	Group Home* (need to check ARS – 10 or fewer)	P	P	P	P	P	P	P	--	--	--	--	--	--	--
	Treatment Facility*	--	--	--	--	C	--	--	C	--	--	--	--	--	--
Lodging	Short-term Rental* – (consistent w/state law)	P	P	P	P	P	P	P	--	--	--	--	P	--	--
	Boarding House/Rooming House (5 or less rooms Rented out combine w/STR?)* Boutique Hotel? Larger in RS & C zones?	P	P	P	P	P	P	P	--	--	--	--	--	--	--
	Bed and Breakfast (two to five bedrooms) *(changed to permitted in R zones)	CP	CP	P	P	P	P	P	P	--	--	--	--	--	--
	Hotels and Motels (56 or more guest rooms)	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	RV Park (separated from MF Home Parks – combine w/Camping?)	--	C-	C	C	C	C	C	C	--	--	--	--	--	--
	Campground* (3 or more RVs)	--	--	C	--	C	C	C	C	--	--	--	--	--	--
Temporary Uses	Temporary Events*	T	T	T	T	T	T	T	T	--	T	T	T	--	--
	Amusement Enterprises (temp carnivals/events)*	--	--	--	--	T	T	T	T	--	T	T	T	--	--
	Promotional Activities (other short-term promotional activities)*	T	T	T	T	T	T	T	T	--	T	T	T	--	--
	Special Events on Public Property*	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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ATTACHMENT B
Use Table – Updated: March 7, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Display of Fireworks	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Temporary Uses not Specified* (as determined similar by CDD)	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Temporary Housing during construction for 12 months (after building permit issued)* (may be extended if still under construction)	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Model Homes/Temp Construction Offices For 12 months * (may be extended if under construction)	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	RV - 6 months allowed w/TUP if primary use established* Allow one extension up to 1 year? Max 2 per parcel?)	T	T	T	T	T	T	--	--	--	--	--	--	--	--
	RV up to 10 days * exempt from Temporary Use Permit(need standards and max. # of RVs) 3 or more is an RV park) only two 6 mo. Consecutive periods	T	T	T	T	T	T	--	--	--	--	--	T	--	--
	Enterprise Retail Sales* (add standards)					T	T	T	T	T	T	T	P	--	--
	Temp. Food Vendor/Food Truck?/Mobile Vendors*	T?	T?	T?	T?	T	T	T	T	T	T	T	T?	--	--
Public & Semipublic Institutional - Civic	Government Facilities - including Community Parks, Playgrounds, Community Centers (permit w/standards)* includes town arena	CP	CP	P	P	P	P	P	P	P	P	P	P	CP	P
	Utility Facilities and Utility Service Yards	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Cemeteries	--	--	--	--	--	--	--	C	P	P	P	--	--	--
	Flood Control Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Historical Landmarks	P	P	P	P	P	P	P	P	P	P	P	P	P	UPP
	Museums, Art Galleries, and similar Community Facilities	--	--	--	--	--	--	P	P	P	P	P	--	--	P
	Community Building*	P	P	P	P	P	P	P	P	--	--	--	--	--	--
Hospital/Clinic	Hospitals, Clinics Sanitariums, Nursing Homes, Assisted Living and Care Facilities	--	--	--	--	--	P	P	P	--	--	--	--	--	C
	Hospital	--	--	--	--	--	--	P	P	--	--	--	--	--	C
	Clinic, Dental Care, Counseling, Chiro, Treatment Centers, Physical and Mental Rehabilitation, Eye Care, etc.	--	--	--	--	P	P	P	P	--	--	--	--	--	C
	Nursing Home/Long Term Care Facility (Assisted Living)	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	All other medical facilities	--	--	--	--	P	P	P	P	--	--	--	--	--	--

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ATTACHMENT B

Use Table – Updated: March 7, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
Tele-communication Facilities	Antennas or Towers on Property owned, or otherwise controlled by Town of Camp Verde*	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Antennas, Towers, other*	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Antennas, Towers, Satellite Dishes for private use* (limit to max height in zoning district)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Educational	Boarding School*	C	C	C	C	P	C	P	P	P	--	--	--	--	--
	Charter, Private and Parochial School	C	C	C	C	P	P	P	P	P	P	P	--	--	P
	Vocational and Trade Schools	--	--	--	--	--	P	P	P	P	P	P	--	--	P
	Dance, Art, Music Schools	--	--	--	--	--	P	P	P	P	P	P	--	--	P
	Elementary and Secondary Schools	P	P	P	P	P	P	P	P	P	P	P	--	--	P
	Riding Academies* (includes boarding)	--	--	--	C	--	P	P	P	P	P	P	P	--	P
All other Schools	--	--	--	--	--	C	C	C	C	--	--	--	--	--	
Detention Facilities	Jails, Reformatories, Honor Camps	--	--	--	--	--	--	--	--	--	C	C	--	--	--
Agricultural and Open Space	Agricultural Museums (add to commercial)														
	Agriculture and Cultivation (allow everywhere) & include farm stand in definition	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Agritourism* (update definition)	--	--	--	C	--	--	--	--	--	--	--	P	--	--
	Fabrication, storage, and repair of Agricultural Equipment	--	--	--	P	P	P	P	P	--	--	--	P	--	--
	Farm Animals/Livestock* (see animal ord. update)	P	P	P	P	P	P	P	P	P	P	P	P	--	P
	Public Facilities for sale of agricultural products	--	--	--	C	P	P	P	P	--	--	--	P	--	--
	Public Stables, Livestock Breeding, Boarding , and Sales (definition needed – public oriented)	--	--	--	C	--	P	P	P	--	--	--	P	--	--
	Temporary Housing for Agricultural Workers*	--	--	--	C	--	C	C	C	--	--	--	C	--	--
	Feed Lot*	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Dairy*	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Greenhouses/Nurseries* (for public)	--	--	--	C	--	P	P	P	--	--	--	P	--	--
	Agribusiness (add to comm, industrial and Ag)	--	--	--	--	--	P	P	P	P	P	P	P	--	--
	Christmas Tree Sales (move to TUP)														
Livestock Boarding	P	P	P	P	P	P	P	--	--	--	--	P	--	--	

ATTACHMENT B

Use Table – Updated: March 7, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Grain storage (when not an accessory use Ag & comm & industrial)	--	--	--	--	--	P	P	P	P	P	P	P	--	--
	Winery/Vineyard (with Wine Tasting)	--	--	--	C	C	C	C	C	--	--	--	P	--	--
	All other agriculture, including farms and community gardens	C	C	C	P	P	P	--	--	--	--	--	P	--	--
	Apiary* (beehive) allow as permitted	P	P	P	P	P	P	P	--	--	--	--	P	--	--
Commercial Uses	Antique Sales	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Automobile and Machinery Sales	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Automobile Repair (Light) (add heavy separately)	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Automotive Service Stations (gas station)	--	--	--	--	--	--	P	P	P	--	--	--	--	--
	Baking and Confection Cooking (on-site only) (Bakery)	--	--	--	--	--	P	P	P	P	--	--	--	--	--
	Bars, Tap Rooms , Night Clubs	--	--	--	--	--	P	P	P	P	--	--	--	--	--
	Bed & Breakfast (moved to lodging)	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Bowling Alleys, Poolrooms	--	--	--	--	--	--	P	P	P	--	--	--	--	--
	Business Offices, banks, similar including drive-through (separate offices?)	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Commercial Art Galleries (combine with retail)	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Commercial ballrooms and arenas	--	--	--	--	--	--	--	P	--	--	--	--	--	--
	Commercial bath and massage (move to personal services)	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Commercial Parking Facilities	--	--	--	--	--	--	--	P	P	P	P	P	--	--
	Custom Service and Craft Shop	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Dancing, art, music, business and trade schools (moved to educational)	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Frozen Food Lockers	--	--	--	--	--	--	--	P	P	P	P	P	P	--
	Hotels & motels (5 or more guest rooms) moved to Lodging	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	In-plant restaurants including roof or landscape patio	--	--	--	--	--	--	--	--	P	P	P	P	--	--
	Launderettes	--	--	--	--	--	--	P	P	P	P	--	--	--	--
	Miniature Golf	--	--	--	--	--	--	--	P	P	--	--	--	--	--
Mortuaries	--	--	--	--	--	--	--	C	C	P	P	P	--	--	
Offices (professional)	--	--	--	--	P	P	P	P	P	--	--	--	--	--	
Personal Services* (salons, massage)	C	C	C	C	P	P	P	P	--	--	--	--	C	--	

ATTACHMENT B
Use Table – Updated: March 7, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Pet Shops	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Public Auction within a closed building	--	--	--	--	--	--	--	--	P	P	P	C	--	--
	Restaurants and cafes	--	--	--	--	C	P	P	P	--	--	--	--	--	--
	Retail Sales	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Sales (retail and wholesale) rentals	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Theaters, auditoriums, banquet & dance halls	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Veterinary Services, Kennels	--	--	--	C	--	--	P	P	P	P	P	C	--	--
	Alcohol Sales, Retail	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Alcohol Sales, in restaurant	--	--	--	--	--	P	P	P	P	--	--	--	--	--
	Animal Sales and Care Indoor – Small	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Animal Sales and Care Outdoor - Large	--	--	--	C	--	--	--	--	--	--	--	P	--	--
	Outdoor Sales and Operation*	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Arts, crafts, boutiques	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Bakeries – (small scale not factory or distribution warehousing)	--	--	--	--	P	P	P	P	--	P	--	--	--	--
	Bakeries – (large scale, including distributors or warehousing)	--	--	--	--	--	--	--	--	--	P	P			
	Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	P	--	--	--
	Large Format Retail/Department Stores	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Book Stores	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Contractor and Trade Shops, Indoor Operation and Storage	--	--	--	--	--	--	C	C	--	P	P	--	--	--
	Supermarkets or Convenience Stores	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Delivery and Dispatch Services	--	--	--	--	--	P	P	P	P	P	P	--	--	--
	In-vehicle Service (cleaners, tellers, liquor stores, drive-through)	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Farm related (feed stores, etc.)	--	--	--	C	C	P	P	P	--	--	--	P	--	--
	Fertilizer and Seed Sales	--	--	--	--	--	--	--	C	--	P	P	C	--	--
	Food Service (carry-out food)	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Catering	--	--	--	--	C	P	P	P	--	--	--	--	--	--
	Hardware Store move to retail	--	--	--	--	--	P	P	P	--	--	--	--	--	--

ATTACHMENT B

Use Table – Updated: March 7, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Landscaping Materials	--	--	--	--	--	--	--	P	P	P	P	--	--	--
	Manufactured Building Sales	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Motor Vehicle Dealer	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Nurseries (also under greenhouse – duplicated)	--	--	--	--	--	P	P	P	--	--	--	C	--	--
	Pawn Shops (move to retail)	--	--	--	--	--	--	C	C	--	--	--	--	--	--
	Rental Services (duplicate? Wholesale/rental)	--	--	--	--	--	--	--	C	P	P	P	--	--	--
	Repair Services (appliances, computers, small engine repair inside building*) add to Home Occ standards	--	--	--	--	--	P	P	P	P	P	P	--	--	--
	Marijuana Dispensary (medical)	--	--	--	--	--	--	--	--	P	P	P	--	--	--
	Swap Meet/Farmers Market	--	--	--	--	C	C	C	C	--	--	--	C	--	--
	Theater (duplicate – see auditorium)	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	All other Retail Sales and Service	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Restaurants with full bar service (break out beer/wine separate?)	--	--	--	--	--	P	P	P	P	P	P	--	--	--
	Breweries, Meaderies, Cideries, Distilleries* (allow limited food service)	--	--	--	--	--	C	P	P	P	P	P	C	--	--
	Coffee Shops	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Wine Tasting, Tap Room* (stand alone shop)	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Bars and Nightclubs	--	--	--	--	--	--	P	P	--	--	--	--	--	--
Day Care	General Day Care (13 or more children – check statute) – see also Day Care as an accessory use					C	P	P	P						
	Adult Day Care (13 or more adults – check w/state statute) *					C	P	P	P						
Religious Institutions	Institution (seating capacity up to 1,500)	--	--	C	--	C	P	P	P	P	P	P	P	--	--
	Institution (seating capacity over 1,500)	--	--	C	--	C	P	P	P	P	P	P	P	--	--
Offices	Add as a separate category?														
Parks & Open Space	Neighborhood Park*	P	P	P	P	P	P	--	--	--	--	--	--	--	--
	Cemetery and Mausoleums*	--	--	--	--	--	--	--	C	--	P	P	--	--	--
	Golf Course	--	--	--	--	C	P	P	P	P	P	P	--	--	--

ATTACHMENT B
Use Table – Updated: March 7, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF	
	Golf Driving Range	--	--	--	--	C	P	P	P	P	P	P	--	--	--	
	Lakes/reservoirs *	--	--	--	--	C	C	C	C	--	--	--	--	--	--	
	All Other Parks and Open Space *	C	C	C	C	C	C	C	C	--	--	--	--	--	--	
Safety Services	All (Fire, Marshall, and EMS)	C	C	C	C	C	P	P	P	P	P	P	--	--	--	
Rec & Entertainment Outdoor/Indoor																
Vehicle Service																
Mining	Extractive Use	--	--	--	--	--	--	--	C	C	C	C	--	--	--	
	Quarry	--	--	--	--	--	--	--	C	C	C	C	--	--	--	
	Sand or Gravel Extraction	--	--	--	--	--	--	--	C	C	C	C	--	--	--	
Aviation or Surface Passenger Terminal	Airports, Heliports, Bus/Commuter Stops/ Helipads	--	--	--	--	--	C	P	P	P	C	C	--	--	--	
Wholesale Sales	Wholesale business with highly flammable material or liquids	--	--	--	--	--	--	--	--	--	C	C				
	All other wholesale uses	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Waste -Related Uses	Transfer Station: Non-Hazardous Waste	--	--	--	--	--	--	--	P	P	P	P		--	--	
	Junkyards/Automotive Recyclers	--	--	--	--	--	--	--	P	P	P	P	--	--	--	

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Use Table – Updated: March 7, 2024