

CHAPTER 4  
ZONING DISTRICTS

**Section 4.01 R1 Single Family District.**

- (A) Intent. The R1 Single Family District is established to protect, promote and maintain the development of *single family dwellings*, as well as provide for limited public and institutional *uses* that are compatible with a residential neighborhood.
- (B) *Permitted Uses*. See TABLE 4.06 Table of Official Uses
- (C) *Special Exception Uses*. See TABLE 4.06 Table of Official Uses
- (D) *Accessory Uses*. See Section 5.01 Accessory Uses, Buildings and Structures.
- (E) *Temporary Uses*. See Section 5.02 Temporary Uses, Buildings and Structures.
- (F) *Home Occupation*. See Section 5.01 (E)(6) Home Occupations.
- (G) Landscaping. See Chapter 8 Landscape Regulations.
- (H) Lighting. See Chapter 9 Lighting Regulations.
- (I) *Signs*. See Chapter 10 Sign Regulations.
- (J) *Parking and Loading*. See Chapter 11 Off-Parking and Loading Regulations.
- (K) *Development Standards*. See TABLE 4.01 Development Standards.

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TABLE 4.01 – Development Standards R1 Single Family District		
	Single Family & Two-Family	All Other Uses
<b>Minimum Lot Size:</b>		
Municipal Water & Sewer	7,200 sq. ft.	No Minimum
Municipal Sewer Only	9,000 sq. ft.	No Minimum
Municipal Water Only	21,780 sq. ft.	21,780 sq. ft.
Private Well & Septic	21,780 sq. ft.	21,780 sq. ft.
<i>Minimum lot sizes may be increased subject to additional requirements by the Indiana State Board of Health or the County Health Officer, whichever is greater.</i>		
<b>Minimum Lot Width:</b>		
Municipal Water & Sewer	60'	100'
Municipal Sewer Only	60'	100'
Municipal Water Only	100'	100'
Private Well & Septic	100'	100'
<b>Minimum Building Setback:</b> <i>See sub-Section 5.01 (D) (3) for River Lot exemptions. See sub-Section 1.24 for averaging Front setbacks along a block face.</i>		
Front	20'	30'
Side	5'	30'
Rear		
Municipal Water & Sewer	20'	20'
Municipal Sewer Only	20'	20'
Municipal Water Only	40'	40'
Private Well & Septic	40'	40'
<b>Maximum Gross Floor Area</b>	N/A	N/A
<b>Maximum Height - Primary Structure</b>	30'	40'
<b>Maximum Height - Accessory Structures</b>	19'	19'
<b>Minimum Parking Setbacks:</b>		
Front	N/A	20'
Side	N/A	10'
Rear	N/A	5'
<b>Maximum Lot Coverage</b>	40%	N/A
<b>Minimum Open Space</b>	N/A	30%

(L) Use of *Minimum Setbacks*.

All *minimum setbacks* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Chapter 8 Landscape Regulations, and shall remain free from *structures* except where expressly permitted below:

- (1) Front *minimum setback* may include *driveways* or *signs* as regulated by Chapter 10 Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.
- (2) *Side* and *rear minimum setbacks* may include *driveways*; interior access *driveways*; walkways or other pedestrian way connections to adjoining *lots*, provided that the remainder of said *side* and *rear yards* shall be maintained as *open space* free from *buildings* or *structures*.

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### Section 4.02 R2 Multi Family Residential District.

- (A) Intent. The R2 Multi Family District is established to protect, promote and maintain the development of single family dwellings and multi-unit dwellings, as well as to provide for limited public and institutional uses that are compatible within a residential neighborhood setting.
- (B) *Permitted Uses.* See TABLE 4.06 Table of Official Uses.
- (C) *Special Exception Uses.* See TABLE 4.06 Table of Official Uses.
- (D) *Accessory Uses.* See Section 5.01 Accessory Uses, Buildings and Structures.
- (E) *Temporary Uses.* See Section 5.02 Temporary Uses, Buildings and Structures.
- (F) *Home Occupations.* See Section 5.01 (E) (6) Home Occupations.
- (G) Landscaping. See Chapter 8 Landscape Regulations.
- (H) Lighting. See Chapter 9 Lighting Regulations.
- (I) *Signs.* See Chapter 10 Sign Regulations.
- (J) *Parking and Loading.* See Chapter 11 Off-Parking and Loading Regulations.
- (K) *Development Standards.* See TABLE 4.02 Development Standards.

TABLE 4.02 – Development Standards R2 Multi Family District			
	Single Family & Two-Family	Multi-Family Residential	All Other Uses
<b>Minimum Lot Size:</b>			
Municipal Water & Sewer	7,200 sq. ft.	No Minimum	No Minimum
Municipal Sewer Only	9,000 sq. ft.	1 Acre	No Minimum
Municipal Water Only	21,780 sq. ft.	2 Acres	21,780 sq. ft.
Private Well & Septic	21,780 sq. ft.	3 Acres	21,780 sq. ft.
<i>Minimum lot sizes may be increased subject to additional requirements by the Indiana State Board of Health or the County Health Officer, whichever is greater.</i>			
<b>Minimum Lot Width:</b>			
Municipal Water & Sewer	60'	60'	100'
Municipal Sewer Only	60'	60'	100'
Municipal Water Only	100'	75'	100'
Private Well & Septic	100'	100'	100'
<b>Minimum Building Setback:</b>			
<i>See sub-Section 1.24 for averaging Front setbacks along a block face.</i>			
<i>See sub-Section 5.01 (D)(3) for River Lot exemptions for Accessory Structures</i>			
Front	20'	25'	30'
Side	5'	15'	30'
Rear		20'	
Municipal Water & Sewer	20'	20'	20'
Municipal Sewer Only	20'	20'	20'
Municipal Water Only	40'	40'	40'
Private Well & Septic	40'	40'	40'
<b>Maximum Gross Floor Area</b>	N/A	N/A	N/A
<b>Maximum Height – Primary Structure</b>	30'	40'	40'
<b>Maximum Height – Accessory Structures</b>	19'	25'	25'
<b>Minimum Parking Setbacks:</b>			
Front	N/A	20'	20'
Side	N/A	10'	10'
<b>Maximum Lot Coverage</b>	40%	40%	40%
<b>Minimum Open Space</b>	N/A	30%	30%

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### (L) Use of Minimum Setbacks.

All *minimum setbacks* shall be landscaped in compliance with the requirements for *perimeter yard* landscaping as set forth in Chapter 8 Landscaping Regulations, and shall remain free from *structures* except where expressly permitted below:

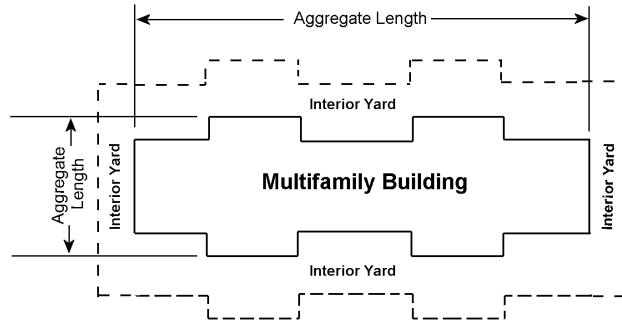
- (1) *Front minimum setback* may include *driveways* or *signs* as regulated by Chapter 10 Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.
- (2) *Side* and *rear minimum setbacks* may include *driveways*; interior access *driveways*; walkways or other pedestrian way connections to adjoining *lots*, provided that the remainder of said *side* and *rear yards* shall be maintained as *open space* free from *buildings* or *structures*.

### (M) Additional Development Standards.

#### (1) Minimum Interior Yards:

In projects containing two or more *buildings*, *interior yards* shall be provided as follows:

- (A) Around *buildings* containing dwelling units, the greater of:
  1. Ten (10) feet; or
  2. Five (5) feet plus one (1) additional foot for each ten (10) feet of aggregate length of any wall of a *building*.
- (B) Around accessory *buildings*, *structures* or *uses*: five (5) feet.
- (C) *Interior yards* shall be measured perpendicular to the *building* or *structure* at all points.
- (D) The distance between *buildings* or *structures* shall be the sum of each applicable minimum *interior yard*.
- (E) *Interior yards* may overlap any required *perimeter yards*.



INTERIOR YARDS AROUND BUILDINGS

(2) Use of *Interior Yards*.

(A) Around *buildings* containing dwelling units, required *interior yards* may be used for:

1. individual interior access *drives* leading to attached garages serving individual dwelling units, provided, however, that a minimum four (4) foot wide by eighteen (18) foot deep landscape strip shall be provided between such interior access *drives*;
2. *open space*;
3. foundation landscaping;
4. walkways; or,
5. open balconies, uncovered porches and patios which do not project into the required *interior yard* by more than fifty percent (50%) of the depth of such required *interior yard*.



Example of Landscape Strip between Interior Access Drives to Garages

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- (B) Around *accessory buildings* or *uses*, required *interior yards* may be used for: *open space*; foundation landscaping; walkways; or, interior access *drives* leading to parking spaces or overhead garage doors.
- (3) Requirements for all Private Streets, Interior Access Driveways and Interior Access Drives for Multifamily Dwelling Projects.

Individual *buildings* and dwelling units located within a multifamily dwelling project may be served by *private streets*, *interior access driveways* and interior access *drives* developed in compliance with the standards set forth in Section 1.23 Requirements for All Private Streets and Private Alleys, of this Ordinance.

### Section 4.03 OB Office Buffer District.

- (A) Intent. The OB Office Buffer District is established to serve as a buffer between residential *districts* and the more intense commercial and industrial *districts* by permitting the development of small scale professional, business, governmental and quasi-governmental office uses, while continuing to allow residential uses. The OB District serves as a gradual and reasonable transition between major thoroughfares and residential *districts*. Uses in the OB District are typically less commercial in appearance, and are architecturally more harmonious with residential structures. The OB District *development standards* are established to assure appropriate landscaping and buffering elements are implemented to protect the residential district.
- (B) *Permitted Uses*. See TABLE 4.06 Table of Official Uses.
  - (1) An existing *building* located on property rezoned to OB Office Buffer may be used through its entirety, provided however, that if the *building* contains less than 3,000 square feet, the *building* may not be expanded beyond 3,000 square feet.
  - (2) An existing *building* located on property rezoned to OB Office Buffer may be larger than 3,000 square feet. However, such *building* may not be further enlarged or expanded to exceed 3,000 square feet.
  - (3) Any new *building* to be constructed is limited to a maximum of 3,000 square feet, including space within the primary *building* used for an *accessory use* or off-street parking or loading. New *buildings* larger than 3,000 square feet are not a *permitted use* in the OB Office Buffer District. For the purpose of this section, that portion of a basement used solely for storage, parking of vehicles, or maintenance of mechanical equipment shall be not included in calculating the square footage of the *building*.



- (C) *Special Exception Uses*. See TABLE 4.06 Table of Official Uses.
- (D) *Accessory Uses*. Section 5.01 Accessory Uses, Buildings and Structures.
- (E) *Temporary Uses*. Section 5.02 Temporary Uses, Buildings and Structures.
- (F) *Home Occupations*. Section 5.01 (E)(6) Home Occupations.
- (G) *Landscaping*. Chapter 8 Landscape Regulations.
- (H) *Lighting*. Chapter 9 Lighting Regulations.
- (I) *Signs*. Chapter 10 Sign Regulations.
- (J) *Parking and Loading*. Chapter 11 Off-Parking and Loading Regulations.
- (K) *Development Standards*. See TABLE 4.03 Development Standards.

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TABLE 4.03 – Development Standards OB Office Buffer District		
	Single Family & Two-Family	All Other Uses
<b>Minimum Lot Size:</b>		
Municipal Water & Sewer	7,200 sq.ft.	No Minimum
Municipal Sewer Only	9,000 sq.ft.	No Minimum
Municipal Water Only	21,780 sq.ft.	21,780 sq. ft.
Private Well & Septic	21,780 sq.ft.	21,780 sq. ft.
<i>Minimum lot sizes may be increased subject to additional requirements by the Indiana State Board of Health or the County Health Officer, whichever is greater.</i>		
<b>Minimum Lot Width:</b>		
Municipal Water & Sewer	60'	60'
Municipal Sewer Only	60'	60'
Municipal Water Only	100'	100'
Private Well & Septic	100'	100'
<b>Minimum Building Setback:</b> <i>See sub-Section 1.24 for averaging Front setbacks along a block face</i>		
Front	20'	20'
Side	5'	5'
Rear		
Municipal Water & Sewer	20'	20'
Municipal Sewer Only	20'	20'
Municipal Water Only	40'	40'
Private Well & Septic	40'	40'
<b>Maximum Gross Floor Area</b>	N/A	5,000 sq. ft.
<b>Maximum Height – Primary Structure</b>	30'	40'
<b>Maximum Height – Accessory Structures</b>	19'	19'
<b>Minimum Parking Setbacks:</b>		
Front	N/A	20'
Side	N/A	5'
Side, adjacent to residential districts	N/A	10'
Rear	N/A	5'
Rear, adjacent to residential districts	N/A	10'
<b>Maximum Lot Coverage</b>	40%	40%
<b>Minimum Open Space</b>	N/A	N/A

(L) Use of *Minimum Setbacks*.

All *minimum setbacks* shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Chapter 8 Landscape Regulations, and shall remain free from *structures* except where expressly permitted below:

- (1) Front *minimum setback* may include driveways or signs as regulated by Chapter 10 Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*.
- (2) *Minimum side yards* and *minimum rear yards* may include *driveways*; *interior access driveways*; walkways or other pedestrian way connections to adjoining *lots*, provided that the remainder of said *side* and *rear yards* shall be maintained as *open space* free from *buildings* or *structures*.

(M) Architecture.

- (1) Exemption for Residential Dwellings.

All *structures* used solely for residential dwellings shall be exempt from the provisions of this subsection.

- (2) Additions to Existing Buildings.

All additions to existing *buildings* shall utilize building materials that are compatible and harmonious with the materials used on the existing *building*.

- (3) Exterior Renovations to Existing Buildings and Accessory Buildings.

Exterior renovations to existing *buildings* or facilities and *accessory buildings* are encouraged to comply with the provisions in sub-Section (N)(4), below, for new construction, however, the minimum requirement shall be the same as in sub-Section (N)(2), above, for additions to existing *buildings*.

- (4) New Construction.

In order to create variation and interest in the built environment, all new primary *buildings* shall comply with either sub-section (N)(4)(a) or (b), below, regarding building material and architectural features on each facade visible from a public street:

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- (a) All brick (excluding window, display window, door, roofing, fascia and soffit materials), provided that the brick used on each applicable facade shall include:
  - 1. at least two (2) architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.); or,
  - 2. at least two (2) colors of brick, with the secondary color constituting a minimum of ten (10) percent of the façade (excluding windows, display windows, doors, roofing, fascia or soffit materials); or,
- (b) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided:
  - 1. **Primary Building Material.** The primary building material shall be either: brick; stone (limestone, granite, fieldstone, etc.); architectural pre-cast concrete, if the surface looks like brick or stone; or, exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of fifty (50) percent of each applicable façade.
  - 2. **Secondary Building Material.** The secondary building material shall constitute a minimum of ten (10) percent of the façade. Glass curtain wall or a faux window (not intended for use as a window or display window) may qualify as a secondary building material.
  - 3. **Architectural Features.** In addition, the exterior building material selection shall be supplemented with the use of multiple colors, textures (e.g., rough, smooth, striated, etc.) or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street.

**Section 4.04 C Commercial District**

- (A) *Intent.* The C Commercial District is intended to provide for a full range of office and retail businesses and uses, including outdoor uses and activities such as merchandise displays, sales and storage, outdoor seating, customer drive-up windows. This *district* also permits residential uses to encourage and support a mix of uses in support of place-making principles for a strong *Town*.
- (B) *Permitted Uses.* See TABLE 4.06 Table of Official Uses.
- (C) *Special Exception Uses.* See TABLE 4.06 Table of Official Uses.
- (D) *Accessory Uses* – See Section 5.01 Accessory Uses, Buildings and Structures.
- (E) *Temporary Uses* – See Section 5.02 Temporary Uses, Buildings and Structures.
- (F) *Landscaping.* See Chapter 8 Landscape Regulations.
- (G) *Lighting.* Chapter 9 Lighting Regulations.
- (H) *Signs.* Chapter 10 Sign Regulations.
- (I) *Parking and Loading.* Chapter 11 Off-Parking and Loading Regulations.
- (J) *Development Standards.* See TABLE 4.04 Development Standards

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TABLE 4.04 - Development Standards C Commercial District	
	Permitted Uses
<b>Minimum Lot Size:</b>	N/A
<i>Minimum lot sizes are subject to additional requirements by the Indiana State Board of Health or the County Health Officer, whichever is greater.</i>	
<b>Minimum Lot Width</b>	35'
<b>Minimum Building Setback:</b> <i>See sub-Section 1.24 for averaging Front setbacks along a block face</i>	
Front	20'
Side	5'
Side, adjacent to residential use	10'
Rear	20'
<b>Maximum Building Height</b>	60'
<b>Minimum Parking Setbacks:</b>	
Front	15'
Side	5'
Side and Rear adjacent to residential use	10'
<b>Maximum Lot Coverage</b>	N/A
<b>Minimum Open Space</b>	N/A

(K) Use of Minimum Yards.

The following uses may be located between the minimum *building setback line* and the *front lot line*:

- (1) Temporary and Accessory Uses and Structures as regulated by Chapter 5 *Accessory Uses, Buildings and Structures*;
- (2) *Driveways* and sidewalks connecting to adjoining out lots or developments;
- (3) *Signs* as regulated by Chapter 10 Sign Regulations of this Ordinance; and
- (4) Landscaping as regulated by Chapter 8 Landscape Regulations of this Ordinance.

(L) Architecture:

- (1) Exemption for Residential Dwellings.

All *structures* used solely for residential dwellings shall be exempt from the provisions of this subsection.

- (2) Additions to Existing Buildings.

All additions to existing *buildings* shall utilize building materials that are compatible and harmonious with the materials used on the existing *building*.

- (3) Exterior Renovations to Existing Buildings and Accessory Buildings.

Exterior renovations, to existing *buildings* or facilities and *accessory buildings* are encouraged to comply with the provisions in sub-Section (L)(4), below, for new construction, however, the minimum requirement shall be the same as in sub-Section (L)(2), above, for additions to existing *buildings*.

- (4) New Construction.

In order to create variation and interest in the built environment, all new primary *buildings* shall comply with either sub-section (a) or (b), below, regarding building material and architectural features on each facade visible from a public *street*:

- (a) All brick (excluding window, display window, door, roofing, fascia and soffit materials), provided that the brick used on each applicable facade shall include:

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1. at least two (2) architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.); or,
  2. at least two (2) colors of brick, with the secondary color constituting a minimum of ten (10) percent of the façade (excluding windows, display windows, doors, roofing, fascia or soffit materials); or,
- (b) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided:
1. **Primary Building Material:** The primary building material shall be either: brick; stone (limestone, granite, fieldstone, etc.); architectural pre-cast concrete, if the surface looks like brick or stone; or, exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of fifty (50) percent of each applicable façade.
  2. **Secondary Building Material:** The secondary building material shall constitute a minimum of ten (10) percent of the façade. Glass curtain wall or a faux window (not intended for use as a window or display window) may qualify as a secondary building material.
  3. **Architectural Features:** In addition, the exterior building material selection shall be supplemented with the use of multiple colors, textures (e.g., rough, smooth, striated, etc.) or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street.



**Section 4.05 I Industrial District**

- (A) *Intent.* The I Industrial District is established to provide for development of office/warehouse/distribution, wholesale, assembly and manufacturing or processing facilities which transform previously manufactured or blended materials or substances into new products or into a useable form. Permitted uses in this district tend to generate heavy traffic, require extensive community facilities, require outdoor storage, and generate varying amounts of hazardous or objectionable elements such as noise, odor, dust, smoke or glare.
- (B) *Permitted Uses.* See TABLE 4.06 Table of Official Uses.
- (C) *Special Exception Uses.* See TABLE 4.06 Table of Official Uses.

In addition to those *Special Exception Uses* listed in TABLE 4.06 Table of Official Uses, assembly and manufacturing *uses* that have operations, and/or machinery and equipment that:

- (a) Are not completely enclosed within a *building*, such as but not limited to: foundries; junk yards; mining of sand, gravel, topsoil or other aggregate; storage of heavy equipment as a *primary use*; vehicle storage; or
- (b) Require the blending of materials such as lubricating oils, plastics, resins and powders, such as but limited to: asphalt/concrete mixing, explosives and fireworks manufacture, fertilizers and paints,

shall require a *Special Exception Use*.

- (D) *Accessory Uses.* See Section 5.01 Accessory Uses, Buildings and Structures.
- (E) *Temporary Uses.* See Section 5.02 Temporary Uses, Buildings and Structures.
- (F) *Landscaping.* See Chapter 8 Landscape Regulations.
- (G) *Lighting.* See Chapter 9 Lighting Regulations.
- (H) *Signs.* See Chapter 10 Sign Regulations.
- (I) *Parking and Loading.* See Chapter 11 Off-Street Parking and Loading Regulations.
- (J) *Development Standards.* See TABLE 4.05 Development Standards.

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TABLE 4.05 - Development Standards I Industrial District	
	Permitted Uses
<b>Minimum Lot Size:</b>	N/A
<i>Minimum lot sizes are subject to additional requirements by the Indiana State Board of Health or the County Health Officer, whichever is greater.</i>	
<b>Minimum Lot Width:</b>	35'
<b>Minimum Building Setback:</b> <i>See Section 1.24 for averaging Front setbacks along a block face.</i>	
Front	50'
Side	5'
Side, adjacent to residential districts	50'
Rear	20'
Rear, adjacent to residential	50'
<b>Maximum Building Height:</b>	60'
<b>Minimum Parking Setbacks:</b>	
Front	15'
Side	5'
Side, adjacent to residential districts	10'
<b>Maximum Lot Coverage</b>	N/A
<b>Minimum Open Space</b>	N/A

(K) Use of Minimum Yards.

The following uses may be located between the minimum *building setback line* and the *front lot line*:

- (1) Auto sales area, *parking lot* and gasoline sales area, provided that no portion of such areas may be located closer to the *front lot line* than fifteen (15) feet.
- (2) *Driveways* and sidewalks connecting to adjoining out lots or developments.
- (3) *Signs* as regulated by Chapter 10 Sign Regulations of this Ordinance.
- (4) Landscaping as regulated by Chapter 8 Landscape Regulations of this Ordinance.

**Section 4.06 Reserved**

**Section 4.07 Reserved**

**Section 4.08 Table of Official Uses.**

Table 4.06 TABLE OF OFFICIAL USES					
P = Permitted Use    SEU = Special Exception Use					
USE	R1	R2	OB	C	I
<i>Accessory Living Quarters</i>			P	P	
<i>Adult Business</i> (See sub-Section 12.01)				P	P
Assisted Living Facility	SEU	P	P	P	
Athletic Fields and Stadiums	SEU	SEU	SEU	P	P
<i>Automotive Uses</i>				P	P
Banquet Halls	SEU	SEU	SEU	P	P
Bank				P	P
Bar; tavern				P	

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TABLE 4.06  
Table of Official Uses

P = Permitted Use    SEU = Special Exception Use					
USE	R1	R2	OB	C	I
<i>Bed and Breakfast</i>	SEU	P	P	P	
Campground	SEU			SEU	SEU
<i>Casinos, Gambling &amp; off-track, pari-mutual wagering Facilities (See sub-Section 12.01)</i>				P	P
Catering Service			SEU	P	P
Cemetery	SEU	SEU	SEU	P	P
<i>Child Care Center</i>	SEU	SEU	SEU	P	
<i>Child Care Home (that is used as the primary residence of the person who operates the child care home)</i>	P	P	P	P	
<i>Child Care Home</i>	SEU	SEU	P	P	
<i>Child Care Institution</i>	SEU	P	P	P	
<i>Child Care Ministry</i>	P	P	P	P	
<i>Club, Lodge and Union Halls</i>			SEU	P	P
Crematory			SEU	P	P
Community Center			SEU	P	P
Contractor Equipment Yards				P	P
<i>Dwelling, Single Family</i>	P	P	P	P	
<i>Dwelling, Two Family</i>	SEU	P	P	P	
<i>Dwelling, Multi Family</i>		P	P	P	
Fire; Police	SEU	SEU	SEU	P	P
<i>Fitness Centers</i>			P	P	P
Funeral Home			P	P	P

Table 4.06 TABLE OF OFFICIAL USES					
P = Permitted Use    SEU = Special Exception Use					
USE	R1	R2	OB	C	I
Gasoline Service Station				P	P
<i>Group Home</i>	SEU	P	P	P	
<i>Group Residence</i>	SEU	P	P	P	
<i>Health Care Facility</i>			P	P	P
Home Occupation (See sub-section 5.01 E. 6)	P	P	P	P	
<i>Kennel</i>				SEU	P
Laundromat				P	P
Library	SEU	SEU	SEU	P	P
Lodging: hotel & motel			SEU	P	
<i>Manufacturing; assembly</i>				SEU	P
<i>Manufacturing; assembly, outdoor operations</i>					SEU
<i>Manufacturing Retailer</i>				P	P
<i>Mini (Self Storage) Warehouse</i>				P	P
Mineral extraction and general mining					SEU
<i>Mobile Home</i> (See sub-Section 12.02)	P	P	P	P	
Mobile Home Park	PUD	PUD	PUD	PUD	
Movie Theatre				P	P
Movie Theatre, drive-in/outdoor				SEU	SEU
Museums & Art Galleries			SEU	P	P
Nursing Home	SEU	P	P	P	

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Table 4.06					
TABLE OF OFFICIAL USES					
P = Permitted Use SEU = Special Exception Use					
USE	R1	R2	OB	C	I
<i>Office; Professional Office</i>			P	P	P
<i>Park, Active</i>	SEU	SEU	SEU	P	P
<i>Park, Passive</i>	P	P	P	P	P
<i>Parking lot, Accessory</i>	SEU	SEU	SEU		
<i>Personal Service Establishment</i>			P	P	P
Post Office			SEU	P	P
<i>Public Service and Utility Use</i>	SEU	SEU	SEU	P	P
<i>Recreational Facility, indoor</i>			SEU	P	P
<i>Recreational Facility, outdoor</i>				SEU	P
<i>Recycling Facility</i>					SEU
Religious Use	P	P	P	P	P
<i>Residential Facility for the Developmentally Disabled</i>	P	P	P	P	
<i>Residential Facility for the Mentally Ill</i>	P	P	P	P	
Restaurant, all types				P	P
<i>Retail Sales</i>				P	P
<i>Salvage Yard</i>					SEU
Schools, K-12	P	P	P	P	
Schools - Post-Secondary, Technical, Trade				P	P
<i>Truck Terminal</i>					P
<i>Veterinary</i>			P	P	P
<i>Warehouse</i>				SEU	P
<i>Wind Energy Facility (See sub-Section 12.04)</i>	SEU	SEU	SEU	SEU	SEU
<i>Wireless Telecommunication Facility (See sub-Section 12.03)</i>	SEU	SEU	SEU	SEU	SEU