AGENDA

ZONING CODE SUBCOMMITTEE
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
February 13, 2019
4:00PM

1. Call to Order/ Roll Call
2. Verification of Compliance with Open Meeting Law
3. Pledge of Allegiance
4. DISCUSSION/ACTION ITEMS
    a. Discussion regarding Chapter 70 Zoning Code Recodification
5. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov.
Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or www.richfieldwi.gov with as much advance notice as possible.

Date: February 8, 2019

CIVITEK CONSULTING

To: Richfield Zoning Code Subcommittee
Jim Healy, Village Administrator

From: Tim Schwecke, AICP

Subject: Village of Richfield Zoning Code Rewrite Project – Materials for February 13, 2019

Appendix A – Land-Use Matrix
At our last meeting on December 13, 2018, we reviewed Appendix A (Residential Zoning Districts) and made various revisions. The updated version is attached.

I have also attached the first version of the table for Non-Residential Zoning Districts. The hand-written notes are mine for your consideration. You provided the content for the INST and P-1 districts at our last meeting.

Land Use Worksheet
At our last meeting we started reviewing a document titled "Land Use Worksheet." Please bring it along to the upcoming meeting. We will continue reviewing it and make desired changes.

Plan Commission Update/Review
We will also talk about a strategy for sharing the work of the Committee with the Plan Commission.

Attachments:
1. Appendix A (Residential Zoning Districts) dated February 5, 2019
2. Appendix A (Non-Residential Zoning Districts) dated February 6, 2019

Draft 02-05-2019

Appendix A
Land-Use Matrix
Residential Zoning Districts

Series / Land Use		Secondary Review	RR-1	RR-2	RS-1	RS-1R	RS-1A	RS-1B	RS-2	RS-3	RS-4	RD-1	RD-2	WHD
1	**Agriculture**													
1.01	Aquaculture	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
1.02	General cultivation	-	P	P	P	P	-	-	-	-	-	-	-	-
1.03	Livestock raising	-	P	-	-	-	-	-	-	-	-	-	-	-
2	**Agri-Tourism**													
2.01	Bird hunting preserve	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
2.02	Farm education	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
2.03	Farm recreation	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
2.04	Fee fishing	AR,SP,PO,ZP	C	C	C	-	-	-	-	-	-	-	-	-
2.05	Petting farm	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
2.06	Special event venue	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
2.07	U-Cut Christmas tree	AR,SP,PO,ZP	P	P	P	-	-	-	-	-	-	-	-	-
2.08	U-Pick operation	AR,SP,PO,ZP	P	P	P	-	-	-	-	-	-	-	-	-
3	**Resource-Based Uses**													
3.01	Dam	SP,PO,ZP	C	C	C	C	C	C	C	C	C	C	C	C
3.02	Forestry	-	P	P	P	P	P	P	P	P	P	P	P	P
3.03	Open land	-	P	P	P	P	P	P	P	P	P	P	P	P
3.04	Sportsmen's club	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
4	**Residential**													
4.01	Mixed-use housing	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
4.02	Single-family dwelling	ZP	P	P	P	P	P	P	P	P	P	P	P	P
4.03	Two-family residence (duplex)	ZP	-	-	-	-	-	-	-	-	-	P	P	-
5	**Special Care Facilities**													
5.01	Adult family home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
5.02	Community living arrangement, 8 or fewer residents	ZP	P	P	P	P	P	P	P	P	P	P	P	P
5.03	Foster home and treatment foster home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
5.04	Group day care center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.05	Group day care center (company)	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.06	Hospice care center	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.07	Nursing home	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.08	Retirement home (assisted living)	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
6	**Group Accommodations**													
6.01	Campground	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
6.02	Group recreation camp	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
6.03	Overnight lodging	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
6.04	Resort	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
7	**Food and Beverage Sales**													
7.01	Brewpub	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
7.02	Restaurant, fast food	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
7.03	Restaurant, standard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
7.04	Tavern	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-

Series / Land Use		Secondary Review	RR-1	RR-2	RS-1	RS-1R	RS-1A	RS-1B	RS-2	RS-3	RS-4	RD-1	RD-2	WHD
8	**General Sales and Services**													
8.01	Commercial kennel	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
8.02	Commercial stable	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
8.03	Financial services	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.04	Funeral home	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.05	General office	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.06	General repair	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.07	General retail, 15,000 square feet or less	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.08	General retail, more than 15,000 square feet	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.09	General services	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.10	Instructional services	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.11	Landscape business	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.12	Veterinary clinic	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9	**Vehicle Rental, Sales, and Service**													
9.01	Heavy vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.02	Marine sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.03	Trailer sales or rental	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.04	Truck stop	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.05	Truck-trailer rental establishment	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.06	Vehicle fuel station	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.07	Vehicle repair shop	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.08	Vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.09	Vehicle service shop	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10	**Recreation & Entertainment**													
10.01	Driving range	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10.02	Golf course	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10.03	Indoor entertainment	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10.04	Indoor recreation	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10.05	Indoor shooting range	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11	**Government & Community Services**													
11.01	Administrative government center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.02	Cemetery	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.03	Community center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.04	Community cultural facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.05	Health care center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.06	Health care clinic	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.07	Municipal garage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.08	Park	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.09	Public safety facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.10	Recreation trail	SP,ZP	P	P	P	P	P	P	P	P	P	P	P	P
11.11	School, K-12	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.12	School, post-secondary	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-		
11.13	Worship facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-

Series / Land Use	Secondary Review	RR-1	RR-2	RS-1	RS-1R	RS-1A	RS-1B	RS-2	RS-3	RS-4	RD-1	RD-2	WHD
12 Telecommunications and Utilities													
12.01 Public utility office and yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
12.02 Radio broadcast facility	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
12.03 Stormwater management facility	-	P	P	P	P	P	P	P	P	P	P	P	P
12.04 Telecommunication collocation (class 1)	ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
12.05 Telecommunication collocation (class 2)	ZP	P	P	P	P	P	P	P	P	P	P	P	P
12.06 Telecommunication tower	SP,PO,ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
12.07 Utility installation, major	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13 Transportation													
13.01 Bus storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.02 Bus terminal	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.03 Off-site parking lot	SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.04 Park-and-ride lot	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.05 Parking structure	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.06 Railroad	-	C	C	C	C	C	C	C	C	C	C	C	C
13.07 Truck terminal	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
14 Storage and Warehousing													
14.01 Bulk fuel storage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
14.02 Farm building for non-farm storage	SP,PO,ZP	C	C	C	-	-	-	-	-	-	-	-	-
14.03 Personal storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
14.04 Warehouse	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
15 Industrial and Manufacturing													
15.01 Artisan shop	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
15.02 Construction equipment sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
15.03 Contractor yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
15.04 Manufacturing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
16 Other													
16.01 Adaptive reuse of institutional building	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
16.02 Berm	ZP	P	P	P	P	P	P	P	P	P	P	P	P
16.03 Common area improvement	AR,SP,PO,ZP	-	-	-	-	-	C	-	-	-	C	-	-
17 Accessory Uses													
17.01 Accessory building, nonresidential	AR,SP,ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.02 Accessory building, residential	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.03 Adult family home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.04 Bed and breakfast	SP,PO,ZP	C	C	C	C	C	C	C	C	C	C	C	C
17.05 Boat dock	-	P	P	P	P	P	P	P	P	P	P	P	P
17.06 Boathouse	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.07 Drive-up service window	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.08 Family day care home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.09 Foster home and treatment foster home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.10 Home occupation	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.11 Household livestock, 10 acres or more	ZP	C	C	C	-	-	-	-	-	-	-	-	-
17.12 Household livestock, 4-10 acres	ZP	C	C	C	-	-	-	-	-	-	-	-	-

Series / Land Use	Secondary Review	RR-1	RR-2	RS-1	RS-1R	RS-1A	RS-1B	RS-2	RS-3	RS-4	RD-1	RD-2	WHD
17.13 Kennel, hobby	SP,PO,ZP	C	C	C	C	C	C	C	C	C	-	-	-
17.14 Kennel, private	-	P	P	P	P	P	P	P	P	P	P	P	P
17.15 Outdoor food and beverage service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-		
17.16 Play structure	-	P	P	P	P	P	P	P	P	P	P	P	P
17.17 Pond	SP,PO,ZP	P	P	C	C	-	-	-	-	-	-	-	-
17.18 Roadside stand, major	AR,SP,PO,ZP	P	P	-	-	-	-	-	-	-	-	-	-
17.19 Roadside stand, minor	ZP	P	P	P	-	-	-	-	-	-	-	-	-
17.20 Sales incidental to industrial use	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.21 Solar energy system, building-mounted	SP,ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.22 Solar energy system, ground-mounted	SP,ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.23 Swimming pool	SP,ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.24 Work/live dwelling unit	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
18 Temporary Uses													
18.01 Farmers market	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
18.02 Nonmetallic mine, limited	SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
18.03 Off-site construction yard	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
18.04 Party tent	-	P	P	P	P	P	P	P	P	P	P	P	P
18.05 Portable storage container	-	P	P	P	P	P	P	P	P	P	P	P	P
18.06 Seasonal product sales	ZP	C	C	-	-	-	-	-	-	-	-	-	-
18.07 Yard sale	-	P	P	P	P	P	P	P	P	P	P	P	P

Zoning Districts
RR-1 Rural Residential
RR-2 Rural Residential
RS-1 Country Estates
RS-1R Country Estates Remnant
RS-1A Single-Family Residential and Rural Preservation
RS-1B Single-Family Cluster/Open Space Residential
RS-2 Single-Family Residential
RS-3 Single-Family Residential
RS-4 Single-Family Residential
RD-1 Two-Family Cluster/Open Space Residential
RD-2 Two-Family Residential
WHD Walkable Hamlet

Key for Land Uses
"-" indicates that the use is not permitted in the zoning district.
"C" indicates that the use is permitted in the zoning district as a conditional use. In addition, secondary review procedures may apply as indicated in the matrix. When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation even when not otherwise required.
"P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures as indicated in the matrix.
"WT" indicates that the use is subject to the special review standards and procedures for Wireless Telecommunication Facilities.

Key for Secondary Review
"AR" indicates a building plan is required.
"PO" indicates a plan of operation is required.
"SP" indicates a site plan is required.
"ZP" indicates a zoning permit is required.

Draft 02-06-2019

Appendix A
Land-Use Matrix
Non-Residential Zoning Districts

Series / Land Use		Secondary Review	INST	P-1	B-1	B-2	B-3	B-4	B-5	B-6	I-1	I-2
1	**Agriculture**											
1.01	Aquaculture	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	C
1.02	General cultivation	-	-	-	-	-	-	-	-	-	-	-
1.03	Livestock raising	-	-	-	-	-	-	-	-	-	-	-
2	**Agri-Tourism**											
2.01	Bird hunting preserve	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
2.02	Farm education	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
2.03	Farm recreation	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
2.04	Fee fishing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
2.05	Petting farm	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
2.06	Special event venue	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
2.07	U-Cut Christmas tree	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
2.08	U-Pick operation	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
3	**Resource-Based Uses**											
3.01	Dam	SP,PO,ZP	C	C	-	-	-	-	-	-	-	-
3.02	Forestry	-	P	P	P	P	P	P	P	P	P	P
3.03	Open land	-	P	P	P	P	P	P	P	P	P	P
3.04	Sportsmen's club	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
4	**Residential**											
4.01	Mixed-use housing	AR,SP,ZP	-	-	-	-	-	-	-	-	-	-
4.02	Single-family dwelling	ZP	-	-	-	-	-	-	-	-	-	-
4.03	Two-family residence (duplex)	ZP	-	-	-	-	-	-	-	-	-	-
5	**Special Care Facilities**											
5.01	Adult family home	ZP	-	-	-	-	-	-	-	-	-	-
5.02	Community living arrangement, 8 or fewer residents	ZP	C	-	-	-	-	-	-	-	-	-
5.03	Foster home and treatment foster home	ZP	-	-	-	-	-	-	-	-	-	-
5.04	Group day care center	AR,SP,PO,ZP	C	-	-	-	C	P	P	-	-	-
5.05	Group day care center (company)	AR,SP,PO,ZP	-	-	-	-	C	-	-	-	P	C
5.06	Hospice care center	AR,SP,ZP	C	-	-	-	-	-	-	-	-	-
5.07	Nursing home	AR,SP,ZP	C	-	C	C	P	P	C	-	-	-
5.08	Retirement home (assisted living)	AR,SP,ZP	C	-	-	-	-	-	-	-	-	-
6	**Group Accommodations**											
6.01	Campground	SP,PO,ZP	-	C	-	-	-	-	-	-	-	-
6.02	Group recreation camp	SP,PO,ZP	-	C	-	-	-	-	-	-	-	-
6.03	Overnight lodging	AR,SP,ZP	-	-	-	-	C	P	P	-	-	-
6.04	Resort	AR,SP,PO,ZP	-	C	-	-	-	-	-	-	-	-
7	**Food and Beverage Sales**											
7.01	Brewpub	AR,SP,PO,ZP	-	-	C	C	C	P	P	C	C	-
7.02	Restaurant, fast food	AR,SP,PO,ZP	-	-	C	C	C	P	P	-	-	-
7.03	Restaurant, standard	AR,SP,PO,ZP	-	-	P	P	P	P	P	C	-	-
7.04	Tavern	AR,SP,PO,ZP	-	-	C	C	C	P	P	C	-	-

Series / Land Use		Secondary Review	INST	P-1	B-1	B-2	B-3	B-4	B-5	B-6	I-1	I-2
8	**General Sales and Services**											
8.01	Commercial kennel	AR,SP,PO,ZP	-	-	-	-	-	C	-	-	C	-
8.02	Commercial stable	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
8.03	Financial services	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	-
8.04	Funeral home	AR,SP,PO,ZP	-	-	C	C	P	P	P	-	-	-
8.05	General office	AR,SP,ZP	-	-	P	P	P	P	P	-	-	-
8.06	General repair	AR,SP,PO,ZP	-	-	-	C	P	P	P	-	C	-
8.07	General retail, 15,000 square feet or less	AR,SP,ZP	-	-	P	P	P	P	P	-	-	-
8.08	General retail, more than 15,000 square feet	AR,SP,ZP	-	-	-	-	C	C	C	-	-	-
8.09	General services	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	-
8.10	Instructional services	AR,SP,PO,ZP	-	-	C	C	P	P	P	-	C	-
8.11	Landscape business	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	P	C
8.12	Veterinary clinic	AR,SP,PO,ZP	-	-	-	-	P	P	P	-	C	-
9	**Vehicle Rental, Sales, and Service**											
9.01	Heavy vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	P	C
9.02	Marine sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	P	C
9.03	Trailer sales or rental	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	P	C
9.04	Truck stop	AR,SP,PO,ZP	-	-	-	-	-	C	-	-	C	-
9.05	Truck-trailer rental establishment	AR,SP,PO,ZP	-	-	-	-	P	P	C	-	C	-
9.06	Vehicle fuel station	AR,SP,PO,ZP	-	-	-	-	P	P	-	-	-	-
9.07	Vehicle repair shop	AR,SP,PO,ZP	-	-	-	C	C	P	C	-	P	-
9.08	Vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	C	P	-	-	C	-
9.09	Vehicle service shop	AR,SP,PO,ZP	-	-	-	C	P	P	P	-	C	-
10	**Recreation & Entertainment**											
10.01	Driving range	AR,SP,PO,ZP	-	C	-	-	-	-	-	-	-	-
10.02	Golf course	AR,SP,PO,ZP	-	C	-	-	-	-	-	-	-	-
10.03	Indoor entertainment	AR,SP,PO,ZP	-	-	-	C	P	P	P	-	-	-
10.04	Indoor recreation	AR,SP,PO,ZP	-	-	-	-	P	P	P	-	C	-
10.05	Indoor shooting range	AR,SP,PO,ZP	-	-	-	-	P	P	P	-	C	-
11	**Government & Community Services**											
11.01	Administrative government center	AR,SP,PO,ZP	-	-	-	-	C	P	P	-	C	-
11.02	Cemetery	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-
11.03	Community center	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	-
11.04	Community cultural facility	AR,SP,PO,ZP	-	-	-	-	C	P	P	-	-	-
11.05	Health care center	AR,SP,PO,ZP	-	-	-	-	-	C	-	-	-	-
11.06	Health care clinic	AR,SP,PO,ZP	-	-	C	C	P	P	P	-	-	-
11.07	Municipal garage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	-
11.08	Park	AR,SP,PO,ZP	C	P	-	-	-	-	-	-	-	-
11.09	Public safety facility	AR,SP,PO,ZP	C	-	-	-	-	P	-	-	C	-
11.10	Recreation trail	SP,ZP	P	P	P	P	P	P	P	P	P	P
11.11	School, K-12	AR,SP,PO,ZP	P	-	-	-	-	-	-	-	-	-
11.12	School, post-secondary	AR,SP,PO,ZP	P	-	-	-	-	-	-	-	-	-
11.13	Worship facility	AR,SP,PO,ZP	P	-	-	-	P	P	P	-	-	-

Series / Land Use	Secondary Review	INST	P-1	B-1	B-2	B-3	B-4	B-5	B-6	I-1	I-2
12 Telecommunications and Utilities											
12.01 Public utility office and yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	P
12.02 Radio broadcast facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	C
12.03 Stormwater management facility	-	P	P	P	P	P	P	P	P	P	P
12.04 Telecommunication collocation (class 1)	ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
12.05 Telecommunication collocation (class 2)	ZP	P	P	P	P	P	P	P	P	P	P
12.06 Telecommunication tower	SP,PO,ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
12.07 Utility installation, major	SP,PO,ZP	C	C	-	-	-	C	-	-	C	C
13 Transportation											
13.01 Bus storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	C
13.02 Bus terminal	AR,SP,PO,ZP	-	-	-	-	C	C	C	-	C	-
13.03 Off-site parking lot	SP,ZP	-	-	-	-	-	-	C	-	-	-
13.04 Park-and-ride lot	SP,PO,ZP	C	-	-	-	-	-	-	-	-	-
13.05 Parking structure	AR,SP,ZP	-	-	-	-	-	-	C	-	-	-
13.06 Railroad	-	C	C	-	-	-	-	-	-	C	C
13.07 Truck terminal	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	C
14 Storage and Warehousing											
14.01 Bulk fuel storage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C
14.02 Farm building for non-farm storage	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
14.03 Personal storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	-
14.04 Warehouse	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	P	P
15 Industrial and Manufacturing											
15.01 Artisan shop	AR,SP,PO,ZP	-	-	C	C	C	C	C	-	C	-
15.02 Construction equipment sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	P
15.03 Contractor yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	C
15.04 Manufacturing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	P
16 Other											
16.01 Adaptive reuse of institutional building	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
16.02 Berm	ZP	P	P	P	P	P	P	P	P	P	P
16.03 Common area improvement	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
17 Accessory Uses											
17.01 Accessory building, nonresidential	AR,SP,ZP	P	P	P	P	P	P	P	P	P	P
17.02 Accessory building, residential	ZP	-	-	-	-	-	-	-	-	-	-
17.03 Adult family home	ZP	-	-	-	-	-	-	-	-	-	-
17.04 Bed and breakfast	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
17.05 Boat dock	-	P	P	P	P	P	P	P	P	-	-
17.06 Boathouse	ZP	P	P	P	P	P	P	P	P	-	-
17.07 Drive-up service window	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
17.08 Family day care home	ZP	-	-	-	-	-	-	-	-	-	-
17.09 Foster home and treatment foster home	ZP	-	-	-	-	-	-	-	-	-	-
17.10 Home occupation	ZP	-	-	-	-	-	-	-	-	-	-
17.11 Household livestock, 10 acres or more	ZP	-	-	-	-	-	-	-	-	-	-
17.12 Household livestock, 4-10 acres	ZP	-	-	-	-	-	-	-	-	-	-

Series / Land Use	Secondary Review	INST	P-1	B-1	B-2	B-3	B-4	B-5	B-6	I-1	I-2
17.13 Kennel, hobby	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-
17.14 Kennel, private	-	-	-	-	-	-	-	-	-	-	-
17.15 Outdoor food and beverage service	AR,SP,PO,ZP	-	-	C	C	C	C	C	-	-	-
17.16 Play structure	-	-	-	-	-	-	-	-	-	-	-
17.17 Pond	SP,PO,ZP	C	C	-	-	-	-	-	-	-	-
17.18 Roadside stand, major	AR,SP,PO,ZP	-	-	C	C	P	P	C	-	-	-
17.19 Roadside stand, minor	ZP	-	-	P	P	P	P	P	-	-	-
17.20 Sales incidental to industrial use	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	C
17.21 Solar energy system, building-mounted	SP,ZP	P	P	P	P	P	P	P	P	P	P
17.22 Solar energy system, ground-mounted	SP,ZP	P	P	P	P	P	P	P	P	P	P
17.23 Swimming pool	SP,ZP	-	-	-	-	-	-	-	-	-	-
17.24 Work/live dwelling unit	AR,SP,PO,ZP	-	-	C	C	C	-	P	-	-	-
18 Temporary Uses											
18.01 Farmers market	SP,PO,ZP	C	C	C	C	C	C	C	C	-	-
18.02 Nonmetallic mine, limited	SP,PO,ZP	C	C	-	-	-	-	-	-	-	-
18.03 Off-site construction yard	SP,PO,ZP	-	-	-	-	-	-	-	-	C	C
18.04 Party tent	-	P	P	P	P	P	P	P	P	-	-
18.05 Portable storage container	-	P	P	P	P	P	P	P	P	-	-
18.06 Seasonal product sales	ZP	-	-	C	C	C	C	C	C	-	-
18.07 Yard sale	-	-	-	-	-	-	-	-	-	-	-

Zoning Districts
INST Institutional
P-1 Park and Recreation
B-1 Neighborhood Business
B-2 Community Business
B-3 General Business
B-4 Highway Business
B-5 Downtown Business
B-6 Destination Venue
I-1 Light Industry
I-2 General Industry

Key for Land Uses
"-" indicates that the use is not permitted in the zoning district.
"C" indicates that the use is permitted in the zoning district as a conditional use. In addition, secondary review procedures may apply as indicated in the matrix. When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation even when not otherwise required.
"P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures as indicated in the matrix.
"WT" indicates that the use is subject to the special review standards and procedures for Wireless Telecommunication Facilities.

Key for Secondary Review
"AR" indicates a building plan is required.
"PO" indicates a plan of operation is required.
"SP" indicates a site plan is required.
"ZP" indicates a zoning permit is required.