

Chart No. 1

USES PERMITTED IN R-9,R-6 AND R-GR ZONING DISTRICTS

Uses with NAICS Codes are found within the NAICS Manual as maintained by the US Census: <https://www.census.gov/eos/www/naics/>

P	Permitted by Right
C	Permitted with Conditional Use Approval
	Prohibited

NAICS Code	Use	R-9	R-6	R-GR
Principal Uses				
Residential and Other Primary Uses				
NA	Single Family Detached (or attached to a non-residential use)	P	P	P
NA	Single Family Detached: Manufactured (Mobile) Home			
NA	Multi Family Dwelling: Duplex (2 Family), Patio Homes			P
NA	Multi Family Dwelling: Townhomes			P
NA	Multi Family Dwelling: Apartment/Condominium			P
NA	Manufactured (Mobile) Home Park or Subdivision			
NA	Residential Mixed-Use Building (ie,Lofts)			
NA	Group Dwelling per Section 23-6-4			
NA	Boarding House			
Permitted Accessory Structure and Uses to a Residential Use - Section 23-3-17				
NA	Private Garage - Up to 4 Automobiles	P	P	P
NA	Open Storage or Parking Area for Vehicles	P	P	P
NA	Shed or tool room	P	P	P
NA	Children's playhouse and play equipment	P	P	P
NA	Private Pool and Bath House or Cabana	P	P	P
NA	Emergency shelter for catastrophies	P	P	P
NA	Greenhouse	P	P	P
NA	Boathouse and docks	P	P	P
NA	Non-commercial kennel for domestic pets w/ conditions	P	P	P
NA	Accessory guest house (no rental/no kitchen)	P	P	P
NA	Accessory apartment (rental unit)	C	C	P
NA	Gardens, greenhouse w/ conditions	P	P	P
Conditional Uses Permitted in Residential Zones - See Sect 23-25-4				
NA	Public utility facilities with limitations	C	C	C
NA	Public building or facility w/specific conditions	C	C	C
Customary Home Occupations				
NA	As defined in Sections 23-1-4 and 23-3-16	P	P	P

**Chart No. 2
DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS**

Development Standards	R-9	R-6	GR
Single Family Dwelling			
Minimum Lot Area - Sq. Ft.	9000	6000	4500
Minimum Lot Width - Feet	70	60	45
Minimum Front Yard - Feet	15	15	15
Minimum Side Yard - Feet	5	5	5
Minimum Side Yards Both - Feet	20% of lot width	20% of lot width	
Minimum Rear Yard - Feet	10	10	10
Maximum Building Height - Feet	35	35	35
Off Street Parking (Sect.23-3-19)	2	2	2
Two Family - Duplex Dwelling			
Minimum Lot Area - Sq. Ft.	NA	NA	2700
Minimum Lot Width - Feet	"	"	60
Minimum Front Yard - Feet	"	"	15
Minimum Side Yard - Feet	"	"	5
Minimum Side Yards Both - Feet	"	"	20% of lot width
Minimum Rear Yard - Feet	"	"	10
Maximum Building Height - Feet	"	"	35
Off Street Parking (Sect.23-3-19)	"	"	See Below
Townhouse Dwelling - 3 - 8 Units			
Minimum Lot Area - Sq. Ft.	NA	NA	6000
Minimum Lot Width - Feet	"	"	60
Minimum Front Yard - Feet	"	"	15
Minimum Side Yard - Feet	"	"	5
Minimum Side Yards Both - Feet	"	"	20% of lot width
Minimum Rear Yard - Feet	"	"	10
Maximum Building Height - Feet	"	"	35
Off Street Parking (Sect.23-3-19)	"	"	See Below
Multi Family -6 or more Units			
Minimum Lot Area - Sq. Ft.	NA	NA	12,000
Minimum Lot Width - Feet	"	"	60
Minimum Front Yard - Feet	"	"	15
Minimum Side Yard - Feet	"	"	5
Minimum Side Yards Both - Feet	"	"	20% of lot width
Minimum Rear Yard - Feet	"	"	10
Maximum Building Height - Feet	"	"	60
Minimum Lot Size	"	"	12,000
Minimum Lot SF / Unit (Up to 4 story)	"	"	
Efficiency / Loft	"	"	1240
1 Bedroom	"	"	1440
2 Bedroom	"	"	1825
3 Bedroom	"	"	2200
4+ Bedroom	"	"	2725
Off Street Parking (Sect.23-3-19)	"	"	See Below
Maximum Density/Gross Acre	"	"	35
Off Street Residential Parking Requirements - All R Districts - See also Section 23-3-19			
One Family	2 spaces		
Mobile Home	2 spaces per homesite plus 1 space per park employee		
Multi Family - Incl. Duplex and Townhome			
Duplex/Townhome	2 spaces per unit		
Apartment/Condominium			
Studio/Loft	1 space per unit		
1 Br	1 space per unit		
2 - 3 Br	2.0 spaces per unit. For 25+ 2 BR units - 1.75 / unit		
4+ Br	2.50 spaces per unit		
Boarding house	1 space per bedroom		

Chart No. 3

PERMITTED USES IN OC, NC, GC,HC and CR DISTRICTS

p	Permitted by Right
C	Permitted with Conditional Use Approval
	Prohibited

Uses with NAICS Codes are found within the NAICS Manual as maintained by the US Census: <https://www.census.gov/eos/www/naics/>

NAICS Code	Use	OC	NC	GC	HC	CR
Principal Uses						
Residential Uses						
NA	Multi Family Dwelling: Apartment/Condominium			P	P	
NA	Residential Mixed-Use Building	P	C			
72	Accomodation and Food Services					
72111	Hotels, Motels and Resort Hotels			P	P	
72119	Bed and Breakfast Inns - Per Section 23-6-4		P	P		
7213	Rooming and Boarding Houses - Per Section 23-6-4		C	C		
721211	Recreation Vehicle (RV) and Travel Trailer Parks and Campgrounds				P	P
7220	Food Services					
7221-722212	Full Service Restaurants - Incl. Buffet and Cafeteria	P		P	P	P
7222	Limited Service Restaurants					
72221	Fast Food w/o drive thru	P	C	P	P	P
72221	Fast Food w/ drive thru / car service		C	P	P	P
72221	Other Limited Service and Take Out Restaurants	P	C	P	P	P
72231-3	Special Food Services - Caterers, Mobile, Contractors	P	P	P	P	
56	Administrative and Business Support Services					
5611	Office Administrative Services	P		P	P	
5612	Facilities Support Services			P	P	
5613	Employment Services	P		P	P	
5614	Business Support Services	P		P	P	
5615	Travel and Reservation Services	P		P	P	
5616	Investigation and Security Services	P		P	P	
5617	Services to Buildings and Dwellings			P	P	
5618	Administrative Support Services	P		P	P	
61	Education Services - Public and Private					
6111	Elementary and Secondary Schools			P		
6112	Junior Colleges			P		
6113	Colleges, Universities and Professional Schools			P		
6114	Business Schools	P		P		
6115	Technical and Trade Schools	P		P		
6116	Other Schools and Instruction - Performing Arts	P		P		
6116	Private Kindergarten or Pre-School Nursery	P	C	P		
52	Finance and Insurance Services					
52211-13	Commercial Banking, Savings Institutions and Credit Unions	P	P	P	P	
52229	Consumer Lending	P		P	P	
522298	Pawn Shops			P	P	
5223	Mortgage Brokers	P		P	P	
52312	Securities Brokerage	P		P	P	
5241,42	Insurance Carriers, Agencies and Related Services	P	P	P	P	
62	Health Care - Office					
6211,12,13	Offices of Physicians,; Dentists; Chiropractors, Optometrists; Mental Helath Practitioners; Physical, Occupational and Speech Therapists and Audiologists.	P	P	P	P	
61239	Offices of All Other Health Practitioners	P	P	P	P	

Chart No. 3

NAICS Code	Use	OC	NC	GC	HC	CR
Principal Uses						
51	Information Services					
51212	Motion Picture and Video Distribution			P	P	
512131	Motion Picture Theaters			P	P	
512132	Drive In Motion Picture Theaters			P	P	
51224	Sound and Video Recording Studios	P		P	P	
5151	Radio and Television Broadcasting Stations	P		P	P	
5171	Telephone Sales and Service	P		P	P	
518	Data Processing, Hosting and Related Services	P		P	P	
5111	Newspaper Publishing			P	P	
55	Corporate and Business Management Hqtrs	P				
54	Office Professional, Scientific and Technical Services					
5411	Legal Services	P	P	P	P	
5412	Accounting, Tax Preparation, Bookkeeping and Payroll	P	P	P	P	
5413	Architectural, Engineering and Related Services	P	P	P	P	
5414	Interior, Industrial, Graphic and Other Specialized	P	P	P	P	
	Design Services	P	P	P	P	
5415	Computer Systems Design and Programming	P		P	P	
5416	Management, Scientific and Technical Consulting	P		P	P	
5417	Scientific Research and Development Services	P		P	P	
5418	Advertising, Public Relations and Related Services	P		P	P	
54191	Marketing Research and Polling	P		P	P	
54192	Photography Studio	P	P	P	P	
54194	Veterinarian Office and Clinic - No Boarding		P	P	P	
54194	Veterinarian Office and Clinic - Incl. Boarding and Hospital			P	P	
54199	Consumer Credit Counseling	P				
53	Real Estate and Rental and Leasing					
531	Real Estate Offices, Incl. Sales, Leasing, Property Management and Appraisals	P	P	P	P	
44-45	Retail Trade					
44111	New Car Dealers			C	P	
44112	Used Car Dealers			C	P	
44121	Recreational and ATV Vehicles, Personal Watercraft, Motorcycles and Camper Dealers.			C	P	
44121	Bicycle Sales and Repair		P	P	P	
44122	Boat Dealer			C	P	
441229	Golf Cart and All Other Motor Vehicles			C	P	
44131	Automotive Parts and Accessories			P	P	
44132	Tire Dealers				P	
442	Furniture and Home Funishings		P	P	P	
443	Electronics and Appliances			P	P	
44411 - 19	Building Material and Supplies - Except Hardware Store			P	P	
44413	Hardware Store		P	P	P	
4442	Lawn and Garden Equipment and Supplies		P	P	P	
44511	Grocery Store - Full Service			P	P	
44512	Convenience Store - No Gasoline Pumps		C	P	P	
4452	Specialty Food Stores	P	P	P	P	
4453	Beer, Wine and Liquor Stores			P	P	
446	Health and Personal Care - Pharmacy, Beauty Supply, Nails, etc.	P	P	P	P	
44711	Gas Station w/ Convenience Store			P	P	
44719	Gas Station w/o Convenience Store			P	P	
44719	Truck Stop - Full Service Fuel, Food and Supplies				P	
448	Clothing and Clothing Accessories	P	P	P	P	
451	Sporting Goods, Hobby, Book, Toys and Music Stores	P	P	P	P	
452	Variety Stores (Dollar Stores) - 6,000 SF			P	P	
452	Shopping Centers - Large Stores +6,000 SF and Small Shops			P	P	
453	Other Retail Specifically: Florists, Office Supply, Gifts, Antiques, Art Dealers, Photography	P	P	P	P	

Chart No. 3

NAICS Code	Use	OC	NC	GC	HC	CR
Principal Uses						
45393	Manufactured (Mobile Home) and Modular Home Dealers				P	
453998	Accessory Utility Structures (Sheds, Gazebo, etc.)			P	P	
453998	Cemetery Memorials			P	P	
453998	Farm Equipment and Implements			P	P	
453998	Home Security Equipment			P	P	
453998	Swimming Pool Supplies			P	P	
81	Retail Services					
8111	Automobile Repair and Maintenance, All Forms (Incl Car Wash)			P	P	
8114	Personal and Household Goods Repair and Maintenance		P	P	P	
8121	Personal Care Services (Barber and Hair Salons, Nail, Diet, Tanning, Spas, etc)	P	P	P	P	
81221	Funeral Homes w Crematories			P	P	
81221	Funeral Homes without Cremetories		C	P	P	
81222	Cremetories - Stand Alone				P	
81222	Cemeteries and Mausoleums				P	
8123	Dry-cleaning and Laundry Services - Coin Operated		P	P	P	
8123	Dry-cleaning and Laundry Services - Drop Off		P	P	P	
812332	Dry-cleaning Plant				P	
81291	Pet Care - Grooming, Training and Boarding			P	P	
81293	Parking Lots and Garages for Fee	P		P	P	
81299	Bail Bonding	P		P	P	
Medical Uses and Services - Other Than Offices						
62	Health Care Services and Facilities					
6214	Outpatient Care Centers				P	
62191	Ambulance Services				P	
6244	Child Day Care and Learning Centers	P	P	P		
NA	Halfway House - more than 1000 feet from a school			C	C	
Manufacturing, Wholesale and Agricultural Uses						
11	Agriculture, Forrestry, Fishing and Hunting					
22	Utilities					
22111	Solar and Wind Electric Power Generation				C	
22112	Electric Power Transmission and Distribution				C	
2212	Natural Gas Distribution				C	
22131	Water Supply Systems - Including Elevated Storage Tanks				C	
22132	Sewage Treatment Facilities - Including Lift Stations	C		C	C	
22133	Utility Office	P	P	P	P	
23	Construction					
236	Contractor Office - No Outside Storage	P		P	P	
236	Contractor Office - With Outside Storage			P	P	
23822	Plumbing, Heating and Air Conditioning Shops			P	P	
23835	Finish Carpentry and Woodworking Shops				P	
238	Other Specialty Trade Contractors - No Outside Storage	P			P	
238	Other Specialty Trade Contractors w/ Outside Storage				P	
31-33	Manufacturing					
31212	Breweries				P	
31213	Wineries				P	
31214	Distilleries Incl. Micro and Craft Distilleries	C	C	P	P	
31522,23	Tailors and Dressmakers	P	P	P	P	
323	Printing and Related Support Activities	P		P	P	
42	Wholesale Trade					
42	Wholesale Trade w/o outside storage or display			P	P	
42314	Junk Yards - Motor Vehicle Parts					
42393	Scrap Yards - Recyclable Material Merchant Wholesalers					
423860	Transportation Equipment and Supplies (except motor vehicles)				C	
42441	Farmers Market			C	C	
42452	Livestock Sales Pavilion or Auction Facility				C	

Chart No. 3

NAICS Code	Use	OC	NC	GC	HC	CR
Principal Uses						
	Other Uses					
71	Arts, Entertainment and Recreation					
7111	Performing Arts			P	P	
7112	Spectator Sports			C	C	P
712	Museums and Historic Sites and Structures, Zoos, Botanical Gardens, Nature Parks, Wildlife Sanctuaries, etc.	C	C	P	P	
7131	Amusement Parks and Arcades. Fairgrounds			P	P	P
71391	Golf Courses - Public / Private Not Lighted			P	P	P
71391	Golf Course - Country Club - Private			P	P	P
71393	Marina - No Outdoor or Boatyard Repair			P	P	P
71394	Fitness, Exercise and Special Sports Center and/or Facilities	P	P	P	P	
71394	Health Spa	P	P	P	P	
71395	Bowling Alley			P	P	
71399	Commercial Riding Stable				P	P
71399	Billiard or Pool Parlors			P	P	
71399	Archery or Shooting Range - Outdoor				P	P
71399	Golf Driving Range			P	P	P
71399	ATV, Motor Bike and Go Cart Track and /or Competition Park			P	P	P
71399	Recreation Centers (YMCA, B&G Club, Senior Center)	C		P	P	P
813	Religious, Civic, Professional and Similar Organizations					
8131	Church, Mosque, Temple, Synagogue and Other Facilities for Religious Worship		C	P	P	
8134	Civic and Social Organizations	P	C	P	P	
8139	Business, Professional, Labor, Political or Similar Org.	P	C	P	P	
92	Public Administration					
921	Executive, Legislative and Other General Government	P		P	P	
922	Justice, Public Order and Public Safety including Police, Fire Protection and Courts	P		P	P	
	Accessory Uses to a Principal Use - Section 23-3-16/17					
	Accessory Use to a Church Building					
	Religious Education Buildings			P	P	
	Parsonage			P	P	
	Off Street Parking for Members and Visitors (no charge)			P	P	
	Accessory Use to an Agricultural Use					
	Accessory Uses to a Non-Residential Use				C	P
	See Section 23-3-17©					
	Temporary Uses - Per Section 23-25-25					
	Temporary Housing while a home is under construction					
	Non-residential mobile structure			C	C	
	Emergency Housing after destruction of a residence			P		
81311	Religious Meeting or Other Gathering in a Tent or Other Temporary Structure	P		P	P	
45439	Temporary Outdoor Sales Events, such as the seasonal sale of Pumpkins and Christmas Trees, Swap Meets and Flea Markets		P	P	P	
71119	Temporary Entertainment Events, such as travelling carnivals and circuses, and outdoor musical concerts.			P	P	
71132	Seasonal Outdoor Events, such as turkey shoots, holiday festivals, county or agricultural fairs, etc.			P	P	
	Temporary Contractors Office and Real Estate Sales Office for a Development while Under Construction	P		P	P	

Chart No. 4

DEVELOPMENT STANDARDS FOR OC, NC, GC, and HC DISTRICTS

Commercial Zoning Districts	Minimum Lot Area - SF	Minimum Lot Width - Ft	Minimum Front Yard Depth - Feet	Minimum Side Yard Ft	Minimum Total Both Side Yards - Ft	Minimum Rear Yard - Ft	Maximum Building Height - Ft
OC - Office Commercial	4000	40	10	None	None	15	60*
NC Neighborhood Commercial ***	3000	30	10	None	None	15	35
GC - General Commercial	2500	25	10	None	None	None	60*
HC - Highway Commercial	6000	60	25	None**	None**	15	35
Parking Requirement by Use - All Zones - Also See Section 23-3-19	Number of Spaces	Per	Plus Space	Per	Plus Space	Per	
Airport or Airfield	50	Total					
Automobile, Truck, Farm Equipment Sales and Repair	1	400 Sf of Total Floor Area	1	2 Employees			
Banks, S&L Credit Unions, Loan Office	1	300 SF of Floor Area					
Bowling Alleys	5	Each Alley					
Churches and Schools	1	2 Staff Employees	1	Each 5 Seats in Principal Auditorium			
Gas Station	2	Each Pump					
Hospitals, Nursing Homes, Sanitariums, Home for Aging, etc.	1	4 Beds	1	Each Staff Doctor	1	Each 2 Employees/max shift + 20 spaces for emergency room	
Hotels, Motels, Rooming Houses, Tourist Home and Other Group Accomodations	1	Each Room Accomodation	1	Each 2 Employees/max. shift		Each 400 SF Used for Lobby, Dining, Cocktail Lounge and Meeting Room	
Mortuaries and Funeral Homes	1	100 SF of Chappel Floor Area	1	Spaces for Each Company Owned Vehicle	1		
Offices - Doctor, Dentist, Physician	7	Doctor	1	Each Other Employee			
Offices - Psychiatrist/Physchologist	2	Doctor	1	Each Other Employee			
Offices - All Other	1	200 SF of Floor Area					
Retail Business (unless specified below)	1	250 SF Floor Area					
Service and Repair Establishment	1	200 SF of Floor Area Excl. Storage					
Theaters, Restaurants, Night Clubs, and Other Places of Assembly	1	70 SF of Patron Space	1	Each 2 Employees			
Transportation Terminal, RR Stations, Bus Depots and Truck Terminals	1	100 SF of Public Waiting Room	1	Each 2 Employees	Spaces Necessary for # Vehicles Incidental to Facility		
Each parking space, including manuver area - 300 sf							
Spaces shall be calculated for each permitted use on site							
All spaces shall be located on-site unless otherwise approved							
Common parking areas are permitted for more than one principal use provided the sum of all spaces equals the requirement for each use.							
Use of public right of way for manuvering into or out of parking spaces is permuitted ONLY on minor streets							
Loadin/Unloading - Section 23-3-20	Spaces	Per	Plus Space	Per			
Retail Business - Less than 2000 SF	None						
Retail Business - 2,000 - 25,000 SF of Total Floor Area	1	Total					
Governmental and Institutional Uses	1	First 25,000 SF					
Over 25,000 SF	2	For 25,001 - 99,999 SF					
Over 100,000 SF	3	For 100,000 - 159,999					
Over 160,000	4	For 160,000 - 239,999 SF					
Over 240,000 SF	5	For 240,000 - 349,999 SF					
Each Additional 100,000 SF or Fraction above 350,000 SF	1	Additional Space For Each Additional 100,000 SF or Fraction thereof					
Area Required - Each Space 14'W x 50' L							
Location - On same lot							
Adequacy - All loading unloading activity shgall be on - site and none on public ROW							

* Subject to approval by Fire Chief

** See special conditions in Section 23-3-19

*** Maximum floor area of 2,000 sf

Chart No. 5
Permitted Uses in MU/CC/H Zoning District

P	Permitted by Right
C	Permitted with Conditional Use Approval
	Prohibited

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	Use	MU/CC/H
Principal Uses		
Residential Uses		
NA	Single Family Dwelling	P
NA	Multi Family Dwelling: Duplex (2 family)	P
NA	Multi Family Dwelling: Townhomes	P
NA	Multi Family Dwelling: Apartment/Condominium	P
NA	Residential Mixed-Use Building	P
Accessory Use to a Residential Use		
NA	Detached Garage	P
	Guest House- Sleeping Unit Only - Detached	P
	Guest Suite - Sleeping Unit Only - Attached to Principal Residence.	P
	Accessory Apartment (dwelling unit)	C
72	Accommodation and Food Services	
72111	Hotels, Motels and Resort Hotels	P
72119	Bed and Breakfast Inns - Per Section 23-6-4	P
7213	Rooming and Boarding Houses - Per Section 23-6-4	C
	Food Services	
7221-722212	Full Service Restaurants	P
7222	Limited Service Restaurants	P
72221	Fast Food w/o drive thru	P
72231-3	Special Food Services - Caterers, Mobile, Contractors	P
56	Administrative and Business Support Services	
5611	Office Administrative Services	P
5612	Facilities Support Services	P
5613	Employment Services	P
5614	Business Support Services	P
5615	Travel and Reservation Services	P
5618	Administrative Support Services	P
52	Finance and Insurance Services	
52211-13	Commercial Banking, Savings Institutions and Credit Unions	P
52229	Consumer Lending	
5223	Mortgage Brokers	P
52312	Securities Brokerage	P
5241,42	Insurance Carriers, Agencies and Related Services	P
51	Information Services	
51212	Motion Picture and Video Distribution	P
512131	Motion Picture Theaters	P
51224	Sound Recording Studios	P
5151	Radio and Television Broadcasting Stations	P
5171	Telephone Sales and Service	P
518	Data Processing, Hosting and Related Services	P
54	Office Professional, Scientific and Technical Services	
5411	Legal Services	P
5412	Accounting, Tax Preparation, Bookkeeping and Payroll	P
5413	Architectural, Engineering and Related Services	P
5414	Interior, Industrial, Graphic and Other Specialized Design Services	P

	Use	MU/CC/H
Principal Uses		
5418	Advertising, Public Relations and Related Services	P
54192	Photography Studio	P
53 Real Estate and Rental and Leasing		
531	Real Estate Offices, Incl. Sales, Leasing. Property Management and Appraisals	P
44-45 Retail Trade		
4452	Specialty Food Stores	P
4453	Beer, Wine and Liquor Stores	P
446	Health and Personal Care - Pharmacy, Beauty Supply, Nails, etc.	P
44711	Gas Station w/ Convenience Store	C
448	Clothing and Clothing Accessories	P
453	Other Retail: Florists, Office Supply, Gifts, Antiques, Art Dealers, Photography.	P
	Micro Brewery or Distillery	P
	Micro Industry	P
81 Retail Services		
8123	Dry-cleaning and Laundry Services - Drop Off	P
81293	Parking Lots and Garages for Fee	P
	Day Care	P
Other Uses		
71 Arts, Entertainment and Recreation		
7111	Performing Arts	P
712	Museums, Historic Sites, Zoos, Botanical Garden, Parks	P
71394	Fitness, Exercise and Special Sports Center and/or Facilities	P
71394	Health Spa	P
71399	Billiard or Pool Parlors	P
813 Religious, Civic, Professional and Similar Organizations		
8131	Church, Mosque, Temple, Synagogue and Other Facilities for Religious Worship	P
8134	Civic and Social Organizations	P
8139	Business, Professional, Labor, Political or Similar Org.	P
92 Public Administration		
921	Executive, Legislative and Other General Government	P
922	Justice, Public Order and Public Safety including Police, Fire Protection and Courts	P
Accessory Uses to a Principal Use - Section 23-3-16/17		
Accessory Use to a Church Building		
	Off Street Parking for Members and Visitors (no charge)	C

Chart No. 6

USES PERMITTED IN ALL INDUSTRIAL ZONING DISTRICTS

P	Permitted by Right			
C	Permitted with Conditional Use Approval			
	Prohibited			
Uses with NAICS Codes are found within the NAICS Manual as maintained by the US Census: https://www.census.gov/eos/www/naics/				
NAICS Code	Use	BI	GI	LI
	Any industrial use which involves manufacturing, processing or assembly operations, or the storage and sale of heavy materials, products or equipment; but not including junk or salvage yards or uses which may cause injurious or obnoxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazards, dangerous radiation or other conditions objectionable to nearby areas, except under conditions as specified in section 23-12-3.	P	C	
	Warehouse w/o open storage	P	P	P
	Research or experimental laboratory	P	P	P
	Transportation terminal, including truck terminal w/ services	P	P	P
	Public building facility or land other than a school, playground, park, care home or cultural facility		P	P
	Public utility installation	P	P	P
	Animal hospital and/or boarding facility	P	P	P
	Agricultural farm containing ten(10) or more acres	P	P	P
	Horticultural nursery containing ten(10) or more acres	P	P	P
	Bulk storage of petroleum or petroleum products	P	P	
	Radio and/or television station and/or transmission tower	P	P	P
	Repair garage	P	P	P
	Marina including open repair yard and related facilities and equipment	P	P	
	Retail or wholesale business or service, provided such business or service is incidental to a permitted industrial use or located on the same premises.		P	P
	Watchman or caretaker's dwelling, provided that such dwelling is located on the premises of a permitted industrial use, and the head of the household is employed by the industry as a watchman or caretaker.	P	P	P
	A single dwelling incidental to a permitted agricultural or horticultural use, provided that such related dwellings are occupied only by persons employed directly on the premises.	P	P	P
	Garage or shop for the repair and servicing of motor vehicles, equipment or machine parts, provided that any open yard storage incidental to such an operation conforms to the provisions of subsection (h) and no objectionable sound, vibration, heat, glare or electrical disturbance is created which is perceptible beyond the premises.	P	P	C
	Any industrial use which may produce injurious or obnoxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other objectionable conditions as a result of its operations, provided that such objectionable condition shall not adversely affect adjoining properties and such use is located at least 200 feet away from any abutting property line. The City may require, at its discretion, studies of such possible impacts and/or an Environmental Impact Statement regarding the potential use of a property in this zoning district.	C		
	Open yard use for the sale, rental and/or storage of new, used or salvaged materials, or equipment, provided that such use is conducted in a manner that it will not adversely affect adjoining properties and no burning of materials or products is conducted on the premises except by means conducted approved by the city engineer of Brunswick.	P	P	
	Automobile service station, provided all pumps are set back at least 25 feet from abutting street right-of-way lines.	P	P	P

Chart No. 6

	Wholesale business outlet, provided that there is no open storage of junk or salvage materials of any type in conjunction with the operation.			P
	Temporary Use in Compliance with the Provisions of Section 23-23-5	P	P	P

The City may require, at its discretion, studies of such possible impacts and/or an Environmental Impact Statement regarding the potential use of a property in this zoning district.

**Chart No. 7
Industrial / Warehouse / Wholesale Development Standards**

Industrial Zoning Districts - Including Wholesale Business	Minimum Lot Area	Minimum Lot Width - Ft	Minimum Front Yard Depth - Feet	Minimum Side Yard - Ft	Minimum Total Both Side Yards - Ft	Minimum Rear Yard - Ft	Maximum Building Height - Ft
BI - Basic Industrial District	5 Acres	None	100	50*	100	50*	over 60**
GI - General Industrial District	1 Acre	100	50	25*	50	25*	60
LI - Limited Industrial District	1 Acre	100	25	25	50	25	60
* Except where property abuts another zoning district, 100 Feet Shall be Required for BI; 50 feet for GI							
** Requires approval by the Fire Chief							
Site plan review by the building official and City Engineer for drainage, utility requirements and parking loading area design.							
Parking Requirement by Use - All Industrial Zones	Number of Spaces	Per	Plus Space	Per	Plus Space	Per	
Wholesale and Light Industrial Establishments	2	Each Employee	1	Company vehicle operating from the site			
General/Basic Industrial Establishments	1	Per employee at maximum shift	1	Company vehicle operating from the site			
Warehouse Distribution	1	2,000 GSF	1	Company vehicle operating from the site			
Each parking space, including maneuver area - 300 sf							
Spaces shall be calculated for each permitted use on site							
All spaces shall be located on-site unless otherwise approved							
Common parking areas are permitted for more than one principal use provided the sum of all spaces equals the requirement for each use.							
Use of public right of way for maneuvering into or out of parking spaces is not permitted.							
For permitted uses other than Industrial, Wholesale or Warehouse, use the appropriate use development standards to determine parking space need.							
Off Street Loading and Unloading	Spaces	Per	Plus Space	Per			
Industrial / Wholesale - Less than 2000 SF	None						
2,000 - 25,000 SF of Total Floor Area	1	Total					
Over 25,000 SF	2	For 25,001 - 50,000 SF					
Over 50,000 SF	4	For 50,001 - 100,000 SF					
Over 100,000	5	For 100,001 - 150,000 SF					
Over 150,000 SF	5	For 150,001 - 250,000 SF					
Each Additional 100,000 SF over 200,000 sf	6+	For 200,001 +					
Area Required - Each Space 12'W x 50' L - Location - On same lot							
Adequacy - All loading unloading activity shall be on - site and none on public ROW. All maneuvering shall occur on-site							

Chart 8 - Institutional District Uses Permitted

p	Permitted by Right
c	Permitted with Conditional Use Approval

Uses with NAICS Codes are found within the NAICS Manual as maintained by the US Census:

NAICS Code	Use	INST
Principal Uses		
Residential Uses		
NA	Multi Family Dwelling: Townhomes	P
NA	Multi Family Dwelling: Apartment/Condominium	P
NA	Residential Mixed-Use Building	P
NA	Group Dwelling per Section 23-6-4	P
Accessory Use to a Residential Use		
NA	Detached Garage	P
NA	Customary Home Occupations (as defined in Section 23-3-16)	
72 Accomodation and Food Services		
72111	Hotels, Motels and Resort Hotels	P
72119	Bed and Breakfast Inns - Per Section 23-6-4	P
7213	Rooming and Boarding Houses - Per Section 23-6-4	P
721211	Recreation Vehicle (RV) and Travel Trailer Parks and Campgrounds	
Food Services		
7221-722212	Full Service Restaurants - Incl. Buffet and Cafeteria	P
7222	Limited Service Reswtaurants	
72221	Fast Food w/o drive thru	C
72221	Fast Food w/ drive thru / car service	C
72221	Other Limited Service and Take Out Restaurants	P
72231-3	Special Food Services - Caterers, Mobile, Contractors	P
61 Education Services - Public and Private		
6111	Elementary and Secondary Schools	P
6112	Junior Colleges	P
6113	Colleges, Universities and Professional Schools	P
6114	Business Schools	P
6115	Technical and Trade Schools	P
6116	Other Schools and Instruction - Performing Arts	P
6116	Private Kindergarten or Pre-School Nursery	P
52 Finance and Insurance Services		
52211-13	Commercial Banking, Savings Institutions and Credit Unions	P
62 Health Care - Office		
6211,12,13	Offices of Physicians;; Dentists; Chiropractors, Optometrists; Mental Helath Practitioners; Physical, Occupational and Speech Therapists and Audiologists.	P
61239	Offices of All Other Health Practitioners	P
44-45 Retail Trade		
446	Health and Personal Care - Pharmacy, Beauty Supply, Nails, etc.	P
44711	Gas Station w/ Convenience Store	P
453	Other Retail: Florists, Gifts	P

NAICS Code	Use	INST
Principal Uses		
81	Retail Services	
8121	Personal Care Services (Barber and Hair Salons, Nail, Diet, Tanning, Spas, etc	P
Medical Uses and Services - Other Than Offices		
62	Health Care Services and Facilities	
6214	Outpatient Care Centers	P
6215	Medical and Diagnostic Laboratories	P
6216	Home Health Care Services	P
62191	Ambulance Services	P
62199	Other Health Care Services	P
622	Hospitals	P
623	Nursing and Residential Care Facilities -Personal Care Homes	P
624	Social Assistance Services	P
6244	Child Day Care and Learning Centers	P
	Direct Support Facilities incl Dormitories, Cafeterias, Laundry	P
	Halfway House - more than 1000 feet from a school	C
Other Uses		
71	Arts, Entertainment and Recreation	
7111	Performing Arts	P
7112	Spectator Sports	P
71394	Fitness, Exercise and Special Sports Center and/or Facilities	P
71394	Health Spa	P
813	Religious, Civic, Professional and Similar Organizations	
8131	Church, Mosque, Temple, Synagogue and Other Facilities for Religious Worship	P
8134	Civic and Social Organizations	P
8139	Business, Professional, Labor, Political or Similar Org.	P
Accessory Uses to a Principal Use - Section 23-3-16/17		
Accessory Use to a Church Building		
	Religious Education Buildings	P
	Parsonage	P
	Off Street Parking for Members and Visitors (no charge)	P
92	Public Administration	
921	Executive, Legislative and Other General Government	P
922	Justice, Public Order and Public Safety including Police, Fire Protection and Courts	P