

~~8. Subsections (1) through (6), the Zoning Hearing Board shall interpret the district boundaries.~~

~~C. **Lots Split by Boundaries of Districts** - If a lot is split by a district boundary, the minimum lot area and lot width for the zone in which the principal building, structure or use is to be located shall be applicable to the entire lot.~~

SECTION 302 PERMITTED USES

The uses permitted in the districts established by this Ordinance and the permitted extent of these uses, are as shown in the following Table 302.1 and Articles V and VI. The uses listed as permitted in each district are the only uses permitted in that district. Unless otherwise noted, the use or dimensional standards are the requirements for each use. However,

- A. Additional general provisions are set forth in ARTICLE V.
- B. Modifications to the use or dimensional requirements are set forth in ARTICLE VI.

Table 302.1 Summary of Permitted and Special Exception Uses

Districts

- AG - Agricultural
- R - Residential
- V - Village
- WR - Waterfront Recreation
- I - Industrial

Use Key

- P - Permitted
- SE - Permitted by Special Exception

USE/DISTRICT	SECTION	AG	R	V	WR	I
Accessory Garage Apartment or Rental Cottage	603			SE		
Adult Regulated Facility	604					SE
Agricultural Equipment/Machinery Sales and Service	605	P				P
Agricultural Roadside Stand, Temporary	606	P	P	P	P	P
Agricultural Roadside Stand, Permanent	607	P				
Agriculture		P	P	P		P
Airport, Airstrip	608	SE				SE

USE/DISTRICT	SECTION	AG	R	V	WR	I
Alternative Energy Systems as Accessory Use	691	P	P	P	P	P
Alternative Energy Systems as Principal Use	691	SE				SE
Alternative Energy Systems – Anaerobic Digester	691C	SE				SE
Animal Hospital or Veterinary Clinic	609	P		P		P
Bed and Breakfast Inn	610	P	P	P	P	
Boarding House or Rooming House	611			SE	SE	
Boat Launching Facility	612				P	
Boat Storage Facility	612	P			P	P
Campground	613	SE			SE	
Care Facilities						
Convalescent or Nursing Home	614		SE	SE		
Daycare Center	615	SE	SE	SE	SE	P
Domiciliary Care Home	616	P	P	P	P	
Family Daycare Home	617	P	P	P	P	
Group Daycare Home	617	P	P	SE	P	
Group Home	618	SE	SE	SE	SE	SE
Personal Care Boarding Home	619		SE	P		
Cemetery	620	SE	SE	SE	SE	SE
Club Room, Club Grounds or Meeting Hall	621	P		P	P	P
Commercial Recreational Establishment, Indoor	623			P	P	P
Commercial Recreational Establishment, Outdoor	624			SE	SE	SE
Communication Facilities	625	SE	SE	SE	SE	SE
Conservation By Design	ART. IV		P	P	P	
Convenience Store	626			P	P	P
Convenience Store (Includes Dispensing Fuel)	626			SE		SE
Crematorium	627					SE
Cottage Industry	628	P		P	P	P
Dwelling						
Caretaker/Watchman Dwelling	629	SE		SE	SE	SE
Group Quarters	630		SE	SE	SE	
Multi-Family Dwelling (3+ DUs on 1 Lot)	631		SE	P	SE	
Single-Family Attached Dwelling (3+ DUs on 3+ Lots)	632		SE	P	SE	

USE/DISTRICT	SECTION	AG	R	V	WR	I
Single-Family Detached Dwelling		P	P	P	P	
Single-Family Semi-Detached Dwelling (2 DUs on 2 Lots)			P	P	P	
Temporary Housing for Farm Workers	633	SE				
Temporary Recreational Dwelling	634				P	
Two-Family Dwelling (2 DUs on 1 Lot)			P	P	P	
Drive-In or Drive-Through Business	635			P	P	
Eating Establishment	636			P	P	
Family Farm Support Business	637	P				
Farm Market	638	P		P	P	
Feed and Grain Mill	639	P				P
Forest and Wildlife Preserve		P	P	P	P	P
Forestry	640	P	P	P	P	P
Funeral Home	641			P		P
Gardening, Crops		P	P	P	P	P
Greenhouse, Horticultural Nursery	642	P		P	P	P
Golf Course	643	SE	SE	SE	SE	
Half-Way House	644		SE	SE	SE	
Heavy Equipment Storage, Sales and/or Service Facility	645					P
Home Occupation or Profession	646	SE	SE	SE	SE	
No Impact Home Occupation or Profession	647	P	P	P	P	
Hospital	648			SE		
House of Worship	649	P	P	P	P	P
Industrial Activities	650					P
Industrial Park	651					SE
Junk Yard or Salvage Yard	652					SE
Kennel	653	P		SE		P
Marina	612				P	
Marine Rental, Sales and/or Service Facility	654				P	P
Medical Clinic	655			P	P	
Mineral Extraction or Recovery Operation	656					SE
Mini-Storage Facility	657			P	P	P
Mobile home Park	658		SE		SE	
Mobile home Sales Lot	659			SE		P
Motel or Hotel	660			P	P	
Multi-Family Residential Conversion	661		SE	SE	SE	

USE/DISTRICT	SECTION	AG	R	V	WR	I
Non-Commercial Keeping of Animals	663	P	P	P	P	P
Office, Professional or Business	664			P	P	P
Outdoor Shooting Range	665	SE				SE
Park	666	SE	SE	SE	SE	
Parking Garage or Parking Lot	667			SE	SE	P
Personal Service Business	668			P	P	
Public Services Office	669	SE	SE	P	SE	P
Public Utility	670	P	P	P	P	P
Research and Development Laboratory	671			SE		SE
Research and Development Park	672			SE		P
Resource Recovery Facility	679					SE
Retail Store or Shop less than 20,000 sq. ft.	673			P	P	SE
Retail Store or Shop more than 20,000 sq. ft.	673					SE
Riding Academy, Boarding Stable	674	P			P	
Sanitary Sewer Service			P	P		P
Sawmill Operation	675	SE				P
School						
Commercial School	676			SE		SE
Public or Private School	677	SE	SE	SE	SE	
Sewage Pump and Haul, Emergency		P	P	P	P	P
Sewage Pump and Haul, Permanent	692		SE	SE		SE
Sewage Pump and Haul, Temporary			P	P		P
Shopping Mall, Center or Plaza	678			SE		
Solid Waste Disposal and/or Processing Facility	679					SE
Stockyard	680	SE				SE
Tavern	681			SE	SE	SE
Truck or Motor Freight Terminal	682					SE
Two-Family Residential Conversion	683	SE	P	P	P	
Vehicle Fueling Station	626			SE		P
Vehicle Sales or Rental Lot	684			P		P
Vehicle Repair and Service Facility	685			P		P
Vehicle Washing Facility	686			P	P	P
Warehouse	687					P
Water Service			P	P		P
Wholesale Establishment	688			SE		P
Wholesale Vehicle Sales Terminal	689					SE

USE/DISTRICT	SECTION	AG	R	V	WR	I
Wireless Communications towers	690	SE				SE
Wireless Communications antennas	690	SE	SE	SE	SE	SE

SECTION 303 ALL OTHER USES

Any use not specifically allowed elsewhere in this Ordinance shall be allowed by Special Exception in the district or districts where, and to the extent that, similar uses are permitted or allowed by Special Exception provided that said use meets the requirements for a Special Exception and does not constitute a public or private nuisance.

SECTION 304 ACCESSORY USES AND STRUCTURES

Accessory uses, buildings and structures shall be permitted in conjunction with the principal uses permitted by this Ordinance and shall be further subject to the requirements for accessory uses, buildings and structures as set forth in Section 502.

SECTION 305 USES WITH NUISANCE EFFECT

In no case is a use permitted which by reason of noise, dust, odor, appearance, or other objectionable factor creates a nuisance, hazard, or other substantial adverse effect upon the reasonable enjoyment of the surrounding property.

SECTION 306 DISTRICT DENSITY, DIMENSIONAL CRITERIA AND REQUIREMENTS

Table 306.1 lists Base Density, Maximum Development Density and dimensional criteria for all districts.

In the Residential, Village and Waterfront Recreation Districts, base density shall be the number of residential dwelling units and/or non-residential development per acre of adjusted tract area permitted on a parcel of land without the application of transferred development rights.

Within the Conservation By Design Overlay District, this table applies in full only to those developments consisting of five (5) lots or less; use of Conservation by Design principles is optional for developments of five (5) lots or less. All other development within the Conservation by Design Overlay District shall be governed in all dimensional and use criteria in Section 404 herein, Conservation By Design.

Maximum density in excess of Base Density applies only to developments utilizing Transferred Development Rights in the R, V, and WR Districts