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ARTICLE THREE

USE TYPES

301 Purpose

Article Three shall be known as the Use Types. The purpose of the Use Types is to establish a classification system for land uses and a consistent set of terms defining uses permitted or conditionally permitted within various zoning districts. The Use Types section also provides a procedure for determining the applicable use type of any activity not clearly within any defined use type.

Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, special permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

302 Determinations

0. Classification of Uses

In the event of any question as to the appropriate use types of any existing or proposed use or activity, the Zoning Administrator of the Village of Platte Center shall have the authority to determine the appropriate use type. A determination of the Zoning Administrator may be appealed to the Board of Adjustment. In making such determinations, the Zoning Administrator and Board of Adjustment shall consider such characteristics or specific requirements of the use in common with those included as examples of use types. Those examples, when included in use type descriptions, are intended to be illustrative, as opposed to exclusive lists.

0. Records

The Zoning Administrator shall make all such determinations of appropriate use types in writing. The record of the determination shall contain a report explaining the reasons for the determination.

303 Agricultural Use Types

Agricultural use types include the on-site production and sale of plant and animal products by agricultural methods.

Horticulture and Crop Production:

The growing of horticultural and floricultural specialties, such as flowers, shrubs, or trees intended for ornamental or landscaping purposes. This definition may include accessory retail sales under certain conditions. Typical uses include wholesale plant nurseries and greenhouses.

Retail operation of garden centers or roadside stands associated with a primary agricultural use may be permitted in the AG and TA Districts, subject to the following requirements:

0. Garden Centers

- . A garden center is a building or premises used for the retail sale of plant materials or items useful in the growing or display of lawns, gardens, and plants.
- . Garden centers must conform to all site development regulations for the zoning district.
- . Any garden center adjacent to a residential district must maintain a 20-foot landscaped buffer, consistent with the standards established in Section 615.

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2. Roadside Stands

- a. A roadside stand is a facility used on a temporary or seasonal basis for the retail sale of produce grown largely on adjacent or surrounding agricultural lands.
- b. A roadside stand may be located within a required front yard but no closer than 40 feet to the edge of a traveled roadway.
- c. A roadside stand may operate for a maximum of 180 days in any one year.

Manure Application

Manure may be applied to crop fields and pastures in the AG or RT zones providing it is injected, incorporated or disked in within 2 hours of application. No manure may be applied to frozen ground. No manure may be applied within 200 feet of any water well. No manure may be applied within 100 feet of a residence not owned by the operation applying the manure.

Crop Production

The raising and harvesting of tree crops, row crops for field crops on an agricultural or commercial basis. This definition may include accessory retail sales under certain conditions.

Type I Animal Production

The raising of animals or production of animal products, such as eggs or dairy products on an agricultural or commercial basis on a site which is also used for crop production or where grazing of natural vegetation is the major feed source; or the raising of animals for recreational use. Type I Animal Production shall also include confined feeding and holding facilities confining animals in an area not used for crop production or as pasture shall consist of no more than 20 cow/calf pairs/feeder or fat cattle; no more than 15 dairy cattle; no more than 50 swine, llamas, and ostriches or similar large birds; no more than 100 sheep; no more than 300 turkeys; and/or no more than 500 chickens, ducks, or geese. Typical uses include grazing, ranching, dairy farming, and poultry farming.

1. Breeding and the raising of small animals and fowl, such as birds, rabbits, chinchilla, and hamsters is permitted in the AG District, provided that any building housing such animals shall be at least 50 feet from any property line and 25 feet from any dwelling unit on the site.
2. Within the RT District, any lot of three (3) acres and over may maintain one horse, llama, or other equine and/or hooved animal and its immature offspring. Such a lot may have one additional animal for each additional two acres of lot area, up to a maximum total of three animals. No stable shall be located closer than 50 feet to any dwelling unit on the site.

Type II Animal Production

The confined feeding and holding facilities confining animals in an area not used for crop production or as pasture shall consist of between 21 and 150 cow/calf pairs, feeder or fat cattle; between 21 and 112 dairy cattle; between 51 and 375 swine, llamas, and ostriches or similar large birds; between 101 and 1,000 sheep; between 301 and 3,000 turkeys; and/or between 502 and 5,000 chickens, ducks, or geese within buildings, lots, pens, or other close quarters which are not used for crop production or where grazing of natural vegetation is not the major feed source. Typical uses include small commercial feedlots.

1. Location

- a. Any new Type II Animal Production use established within the RT District shall be subject to approval of a Conditional Use Permit, as set forth in Section 502.

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- b. No feeding or holding of livestock or poultry confinement or waste storage area shall be located within 500 feet of the property lines of the parcel on which it is located; or within 1,320 feet of an existing residential structure other than that of the owner or operator of the facility.

0. Operation

- . Livestock wastes within a confinement area shall be removed or disposed of by spraying or spreading on land promptly followed by disking or plowing; grinding or dehydrating in properly designed dehydrators; or stockpiling in a compost plant located at least one mile from a residential zoning district.
- . Insect and rodent control measures must be instituted for confined areas by removal or disposal of manure; or by other accepted insect or rodent control measures.

0. Drainage

- . All ground surfaces within confinement areas shall be graded and compacted to insure proper drainage.
- . All ground surfaces within confinement areas shall be controlled so that no appreciable amount of soil and livestock waste is carried into any roadway ditch, drainage area, or other low-lying area.

0 Pollution Control

- . A confined area shall not produce a measurable increase in pollution in any public water-based recreational facility, public water supply, or in any waterway that is part of a public or private water supply.

Type III Animal Production

The confined feeding and holding facilities consisting of 151 to 300 cow calf pairs, feeder or fat cattle; 113 to 225 dairy cattle; more than 376 to 750 swine, llamas, and ostriches or similar large birds; 1,001 to 3,000 sheep; 3,001 to 5,000 turkeys; and 5,001 to 15,000 chickens, ducks, or geese within buildings, lots, pens, or other close quarters which are not used for crop production or where grazing of natural vegetation is not the major feed source. Typical uses include large commercial feedlots.

0 Location

- . Any new Type III Animal Production use established within the AG District shall be subject to approval of a Conditional Use Permit, as set forth in Section 502.
- . No new Type III Animal Production shall be established in any other zoning district.
- . No new Type III Animal Production use including the animal confinement area and/or the livestock waste storage area shall be located within 500 feet of the property lines of the parcel on which it is located; or within 1,320 feet of an existing residential structure other than that of the owner or operator of the facility.

1. Operation

- . Livestock wastes within a confinement area shall be removed or disposed of by spraying or spreading on land promptly followed by disking or plowing; grinding or dehydrating in properly designed dehydrators; or stockpiling in a compost plant located at least one mile from a residential zoning district.
- . Insect and rodent control measures must be instituted for confined areas by removal or disposal of manure; or by other accepted insect or rodent control measures.

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2. Drainage

- . All ground surfaces within confinement areas shall be graded and compacted to insure proper drainage.
- . All ground surfaces within confinement areas shall be controlled so that no appreciable amount of soil and livestock waste is carried into any roadway ditch, drainage area, or other low-lying area.
- . Water shall not be discharged or directed from a Type III animal production site onto adjacent properties, except in the event of a storm with a 4% probability of occurrence within a 24-hour period.

3. Pollution Control

- . A confined area shall not produce a measurable increase in pollution in any public water-based recreational facility, public water supply, or in any waterway that is part of a public or private water supply.

3. General Standards

- . All aspects of the operation of a Type III Animal Production facility shall comply with the regulations and standards of the Nebraska Department of Environmental Quality or its successor agencies for feedlots.
- . In addition to other requirements, all applications for Conditional Use Permits for the establishment of a Type III Animal Production use shall include: certifications of plan review and approval by the Nebraska Department of Environmental Quality or its successor agencies; a site plan showing the location and maximum area of the confinement area; and a detailed description of operations, including maximum number and type of livestock to be confined, livestock waste removal or disposal plans, drainage plans, and pollution control measures.

Livestock Sales

Is defined as the use of a site for the temporary confinement and exchange or sale of livestock. Typical uses include sales barns.

304 Residential Use Types

Residential use types include uses providing wholly or primarily non-transient living accommodations. They exclude institutional living arrangements providing 24-hour skilled nursing or medical care, forced residence, or therapeutic settings.

Single-Family Residential

The use of a site for one dwelling unit to be occupied by one family. (NOTE: Mobile home units are not a single-family use type. See below categories for such units).

0. **Single-Family Residential (Detached):** A single-family residential use in which one dwelling unit is located on a single lot, with no physical or structural connection to any other dwelling unit.
0. **Single-Family Residential (Attached):** A single-family residential use in which one dwelling unit is located on a single lot and is attached by a party wall (common) vertical wall to only one other adjacent dwelling unit on another single lot.

- . Within a common development, one interior side yard may be equal to zero for single-family detached residential use, subject to the following additional regulations:

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- The side yard opposite to the zero yard must equal at least twice the normal required side yard.
- The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
- A party wall agreement shall be filed with the Madison County Register of Deeds and the Village Clerk at the time of application for a building permit.

Duplex Residential

The use of a legally described lot for two dwelling units, each occupied by one family within a single building, excluding manufactured or mobile home units, but including modular housing units.

Two-Family Residential

Is the use of a site for two dwelling units, each occupied by one family and each in a separate building, excluding a mobile home unit.

Townhouse Residential

The use of a site for three or more attached dwelling units, each occupied by one family and separated by vertical side walls extending from foundation through roof without openings. Each townhouse unit must have at least two exposed exterior walls.

Where permitted, townhouse residential is subject to the following regulations:

0. The lot area must be 3,000 square feet per unit in the R-2 District and 2,500 square feet in all other districts where permitted.
0. The minimum width for any townhouse lot sold individually shall be twenty-five feet (25'), except within an approved subdivision.
0. Coverage percentages are computed for the site of the entire townhouse common development.

Multiple-Family Residential

Is the use of a lot for three or more dwelling units within one building.

Downtown Residential

The use of upper levels above street level of a building within the Central Business District of the Village of Platte Center for single- or multiple-family residential uses. Downtown and Group Residential uses are permitted in the C2 District only on levels above street level except that a unit specifically designed for occupancy by disabled residents may be developed at street level, subject to approval of a special permit by the Village Board with the recommendation of the Planning Commission.

Group Residential

The use of a site for a residence by more than three unrelated persons, not defined as a family, on a weekly or longer basis.

Manufactured Home Residential

Use of a site for one or more manufactured home dwellings, as defined in Section 216.

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Mobile Home Park

Use of a site under single ownership for one or more mobile home units. Generally, the land on which mobile homes are placed in a Mobile Home Park is leased from the owner of the facility.

Mobile Home Subdivision

Division of a tract of land into lots that meet all the requirements of the Village of Platte Center's subdivision ordinance for the location of mobile homes. Generally, a lot within a Mobile Home Subdivision is owned by the owner of the mobile home placed upon such lot.

Retirement Residence

A building or group of buildings which provide residential facilities for more than four residents of at least sixty-two years of age, or households headed by a householder of at least sixty-two years of age. A retirement residence may provide a range of residential building types and may also provide support services to residents, including but not limited to food service, general health supervision, medication services, housekeeping services, personal services, recreation facilities, and transportation services. The retirement residence may accommodate food preparation in independent units or meal service in one or more common areas. Retirement residences may include additional health care supervision or nursing care.

305 Civic Use Types

Civic use types include the performance of utility, educational, recreational, cultural, medical, protective, governmental, and other uses which are strongly vested with social importance.

Administration

Governmental offices providing administrative, clerical or public contact services that deal directly with the citizen, together with incidental storage and maintenance of necessary vehicles. Typical uses include federal, state, county, and village offices.

Cemetery

Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoria, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

Clubs

Uses that provide meeting, recreational, or social facilities for a private, nonprofit or noncommercial association, primarily for use by members and guests. Clubs located adjacent to residential uses shall maintain a buffer of not less than 25 feet along the common boundary with such residential use.

College and University Facilities

An educational institution of higher learning which offers a course of study designed to culminate in the issuance of a degree certified by a generally recognized accrediting organization.

Convalescent Services

A use providing bed care and inpatient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease. Typical uses include nursing homes.

Cultural Services

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A library, museum, or similar registered nonprofit organizational use displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

Day Care Services: State Classifications and Definition of Limited and General Types

The zoning provisions of this ordinance recognize the facility classification system established by the State of Nebraska as follows:

0. Day Care: Center - Licensed (Type I). A facility licensed by the State of Nebraska providing care for children:
 - . Age eleven or younger from more than one family;
 - . On the average of less than 12 hours per day, but more than 2 hours per week.
 - . For compensation, either indirectly or directly;
 - . On a regular basis;
 - . In lieu of parental supervision;
 - . Licensed by the State of Nebraska for not more than twenty-two (22) children.

0. Day Care: Center - Licensed (Type II). A facility licensed by the State of Nebraska providing care for children:
 - . Age eleven or younger from more than one family;
 - . On the average of less than 12 hours per day, but more than 2 hours per week.
 - . For compensation, either indirectly or directly;
 - . On a regular basis;
 - . In lieu of parental supervision;
 - . Licensed by the State of Nebraska for more than twenty-two (22) children.
 - . Day Care Family-Licensed. A facility licensed by the State of Nebraska providing care for more than four (4) but not more than eight (8) children:
 - . Age eleven or younger from more than one family;
 - . On the average of less than 12 hours per day, but more than 2 hours per week;
 - . For compensation, either directly or indirectly;
 - . On a regular basis;
 - . In lieu of parental supervision;

0. Day Care: Group Day Care Home - Licensed. A facility licensed by the State of Nebraska in the business of providing care to not more than twelve (12) children under the following circumstances:
 - . Age eleven or younger from more than one family;
 - . For less than 12 continuous hours per child per day;
 - . For compensation, either directly or indirectly;
 - . On a regular basis;
 - . In lieu of parental supervision;
 - . By persons other than their parents/guardians.

Day Care Services (Limited)

This Use Type includes all classifications of day care facilities regulated by the State of Nebraska that operate providing care for not more than eight (8) children. This term includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities

Day Care Services (General)

This Use Type includes all classifications of day care facilities regulated by the State of Nebraska that operate providing care for more than eight (8) children. This term includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities

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Detention Facilities

A publicly operated or contracted use providing housing and care for individuals legally confined, designed to isolate those individuals from the community.

Emergency Residential Services

A facility or use of a building to provide a protective sanctuary for victims of crime or abuse, including emergency housing during crisis intervention for victims of rape, abuse, or physical beatings.

Group Care Facility

A facility licensed or approved by the State of Nebraska or other appropriate agency, which provides for the care and short or long-term, continuous multi-day occupancy of more than three unrelated persons who require and receive therapy or counseling on site as part of an organized and therapeutic ongoing program for any of the purposes listed below. Such facilities shall exclude those uses defined as group homes. Group Care Facilities include facilities which provide for the:

0. Adaptation to living with, or rehabilitation from, the handicaps of physical disability.
0. Adaptation to living with, or rehabilitation from, the handicaps of emotional or mental disorder; or of mental retardation if such facility has an overnight occupancy of more than eight persons.
0. Rehabilitation from the effects of drug or alcohol abuse.
0. Supervision while under a program alternative to imprisonment, including but not limited to pre-release, work-release, and probationary programs.
0. Each group care facility or group home must be validly licensed by either the State of Nebraska or the appropriate governmental subdivision.
0. Group homes are permitted in the C2 District only on levels above street level except that a facility specifically designed for occupancy by disabled residents may be developed at street level, subject to approval of a special permit by the Village Board with the recommendation of the Joint Planning Commission.

Group Home

A facility licensed by the State of Nebraska in which at least four but no more than eight persons, not including resident managers or house parents, who are unrelated by blood, marriage, or adoption reside while receiving therapy, training, or counseling for the purpose of adaptation to living with or rehabilitation from cerebral palsy, autism, or mental retardation.

Guidance Services

A use providing counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition on a daytime care basis.

Health Care

A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors.

Hospital

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A facility providing medical, psychiatric, or surgical service for sick or injured persons primarily on an inpatient basis, including emergency treatment, diagnostic services, training, administration, and services to patients, employees, or visitors.

Maintenance Facilities

A public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer yards, equipment service centers, and similar uses having characteristics of commercial services or contracting or industrial activities.

Park and Recreation Services

Publicly-owned and operated parks, playgrounds, recreation facilities, and open spaces.

Postal Facilities

Postal services, including post offices, bulk mail processing or sorting centers operated by the United States Postal Service.

Primary Educational Facilities

A public, private, or parochial school offering instruction at the elementary school level in the branches of learning study required to be taught in schools within the State of Nebraska.

Public Assembly

Facilities owned and operated by a public agency or a charitable nonprofit organization accommodating major public assembly for recreation, sports, amusement, or entertainment purposes. Typical uses include civic or community auditoriums, sports stadiums, convention facilities, fairgrounds, incidental sales, and exhibition facilities.

Religious Assembly

A use located in a permanent building and providing regular organized religious worship and religious education incidental thereto (excluding private primary or private secondary educational facilities, community recreational facilities, day care facilities, and incidental parking facilities). A property tax exemption obtained pursuant to Property Tax Code of the State of Nebraska shall constitute prima facie evidence of religious assembly use.

Safety Services

Facilities for administration of, and to conduct public safety and emergency services including police and fire protection services and emergency medical and ambulance services.

Secondary Educational Facilities

A public, private, or parochial school offering instruction at the junior high or high school level in the branches of learning and study required to be taught in the schools of the State of Nebraska.

Utilities

Any above ground structures or facilities, other than lines, poles, and other incidental facilities, used for the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, delivery, collection, or storage of water, sewage, electricity, gas, oil, energy media, communications, electronic or electromagnetic signals, or other services which are precedent to development and/or use of land.

306 Office Use Types

Office use types include uses providing for administration, professional services, and allied activities. These uses often invite public clientele but are more limited in external effects than commercial uses.

General Offices

Use of a site for business, professional, or administrative offices. Typical uses include real estate, insurance, management, travel, or other business offices; organization and association offices; banks or financial offices; or professional offices.

Financial Services

Provision of financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are provided on site. Typical uses include banks, savings and loan associations, savings banks, and loan companies. An ATM (Automatic Teller Machine) which is not accompanied on-site by an office of a its primary financial institution is considered a "General Retail Services" Use Type.

Medical Offices

Use of a site for facilities which provide diagnoses and outpatient care on a routine basis, but which does not provide prolonged, in-house medical or surgical care. Medical offices are operated by doctors, dentists, or similar practitioners licensed for practice in the State of Nebraska.

307 Commercial Use Types

Commercial uses include the sale, rental, service, and distribution of goods; and the provision of services other than those classified under other use types.

Agricultural Sales and Service

Establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, farm equipment, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, farm implement dealerships, feed and grain stores, and tree service firms.

Automotive and Equipment Services

Establishments or places of business primarily engaged in sale and/or service of automobiles, trucks, or heavy equipment. The following are considered automotive and equipment use types:

0. **Automotive Rental and Sales:** Sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships; motorcycle dealerships; and boat, trailer, and recreational vehicle dealerships.
 - . All outdoor display areas for rental and sales facilities shall be hard-surfaced.
 - . Body repair services are permitted as an accessory use to automobile rental and sales facilities, provided that such repair services shall not exceed 25% of the gross floor area of the building.
0. **Auto Services:** Provision of fuel, lubricants, parts and accessories, and incidental services to motor vehicles; and washing and cleaning and/or repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include service stations, car washes, muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, and similar repair and service activities but exclude dismantling, salvage, or body and fender repair services.

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0. **Auto Washing Facilities:** Automated or self-serve washing and/or paint protection.
 - . Each conveyor operated auto washing facility shall provide 100 feet of stacking capavillage per washing lane on the approach side of the washing structure and stacking space for two vehicles on the exit side.
 - . Each self-service auto washing facility shall provide stacking space for three automobiles per bay on the approach side and one space per bay on the exit side of the building.
1. **Body Repair:** Repair, painting, or refinishing of the body, fender, or frame of automobiles, trucks, motorcycles, motor homes, recreational vehicles, boats, tractors, construction equipment, agricultural implements, and similar vehicles or equipment. Typical uses include body and fender shops, painting shops and other similar repair or refinishing garages.
 - . Where permitted in commercial districts, all repair activities must take place within a completely enclosed building. Outdoor storage is permitted only where incidental to Auto Repair and Body Repair, provided that such storage is completely screened so as not to be visible from residential areas or public rights-of-ways. Screening is subject to provisions of Article 8 of this ordinance.
 - a. Any spray painting must take place within structures designed for that purpose and approved by the Zoning Administrator.
4. **Equipment Rental and Sales:** Sale or rental of trucks, tractors, construction equipment, agricultural implements, mobile homes, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships, construction equipment dealerships, and mobile home sales establishments.
4. **Equipment Repair Services:** Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services, and machine shops, but exclude dismantling, salvage, or body and fender repair services.
4. **Vehicle Storage:** Storage of operating or non-operating vehicles for a period of no more than 21 days. Typical uses include storage of private parking tow-aways or impound yards but exclude dismantling or salvage. Long-term storage of operating or non-operating vehicles beyond 21 days constitutes an Industrial Use Type.

Bed and Breakfast

Conversion of a structure or group of structures for lodging use, providing no more than ten units, one of which must be occupied by the owner of the premises, and furnishing guests with breakfast and other incidental services.

Bed and Breakfasts permitted in the C2 and C3 Districts must provide any sleeping facility only on levels above street level except that units specifically designed and reserved for occupancy by handicapped people may be located on the street level.

Business Support Services

Establishments or places of business primarily engaged in the sale, rental or repair of equipment, supplies and materials or the provision of services used by office, professional and service establishments to the firms themselves but excluding automotive, construction and farm equipment; or engaged in the provision of maintenance or custodial services to businesses. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms, janitorial services, photography studios, and convenience printing and copying.

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Business or Trade Schools

A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.

Campgrounds

Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents, which accommodate each guest or visitor for no more than 7 consecutive days during any one month period.

0. **Minimum Size:** Each campground established after the effective date of this title shall have a minimum size of one acre.
0. **Setbacks:** All campgrounds shall maintain a 50-foot front yard setback and a 25-foot buffer from all other property lines.
0. Each campground must maintain water supply, sewage disposal, and water and toilet facilities in compliance with all Village ordinances; or, alternately, be limited to use by self-contained campers, providing their own on-board water and disposal systems.

Cocktail Lounge

A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses other than a restaurant as that term is defined in this section.

Commercial Recreation (Indoors)

Private businesses, or other organizations which may or may not be commercial by structure or by nature, which are primarily engaged in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators. The preponderance of activities occur within enclosed structures. Typical uses include movie theaters, private dance halls, or private skating facilities.

Commercial Recreation (Outdoors)

Private businesses, or other organizations which may or may not be commercial by structure or by nature, which are primarily engaged in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators. The preponderance of activities occur outside of enclosed structures. Typical uses include driving ranges, commercial race tracks, and drive-in theaters.

Communications Services

Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as Utilities. Typical uses include television studios, telecommunication service centers, telegraph service offices, or film and sound recording facilities. Broadcast towers, and their minor ancillary ground structures are classified as "Miscellaneous Use Types."

Construction Sales and Services

Establishments or places of business primarily engaged in the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. This use type excludes those uses classified under Automotive and Equipment Services. Typical uses include building materials sales, or tool and equipment rental or sales.

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Consumer Services

Establishments which provide services, primarily to individuals and households, but excluding Automotive Use Types. Typical uses include automated banking machines, appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.

Convenience Storage

Storage services primarily for personal effects and household goods within enclosed storage areas having individual access but excluding use of such areas as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.

When permitted in the C1, C2, and I Districts, convenience storage facilities shall be subject to the following additional requirements:

1. The minimum size of a convenience storage facility shall be one-half acre.
1. Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
1. All driveways within the facility shall provide a paved, gravel, or hard rock surface with a minimum width of 25 feet.
1. All storage must be within enclosed buildings and shall not include the storage of hazardous materials.

Food Sales

Establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Food sales establishments may include the sale of non-food items. However, the sale of non-food items may account for no more than 33% of the sales are of the Food Sales establishment. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.

0. Convenience Food Sales: Establishments occupying facilities of less than 10,000 square feet; and characterized by sales of specialty foods or a limited variety of general items, and by the sales of fuel for motor vehicles.
0. Limited Food Sales: Establishments occupying facilities of less than 10,000 square feet; and characterized by sales of specialty foods or a limited variety of general items, but excluding the accessory sale of fuel for motor vehicles. Typical uses include delicatessens, meat markets, retail bakeries, candy shops, small grocery stores.
0. General Food Sales: Establishments selling a wide variety of food commodities, using facilities larger than 10,000 square feet. Typical uses include supermarkets.

Funeral Services

Establishments engaged in undertaking services such as preparing the human dead for burial, and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

Gaming Facilities

Establishments engaged in the lawful, on-site operation of games of chance that involve the risk of money for financial gain by patrons. Gaming facilities shall include the accessory sale of liquor and food, pursuant to licensing regulations of the Village of Platte Center or the State of Nebraska.

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Retail Services

Sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications. Typical uses include department stores, apparel stores, furniture stores, or establishments providing the following products or services:

Household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; flowers, plants, hobby materials, toys, and handcrafted items; apparel jewelry, fabrics and like items; cameras, photograph services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering; interior decorating services; office supplies; mail order or catalog sales; bicycles; and automotive parts and accessories (excluding service and installation). General Retail Services include:

b. Limited Retail Services: Establishments providing retail services, occupying facilities of 5,000 square feet or less for any single establishment or 10,000 square feet or less for a multi-tenant facility. Typical establishments provide for specialty retailing or retailing oriented to Platte Center and a local market.

b. General Retail Services: Establishments providing retail services, occupying facilities of more than 5,000 square feet for any single establishment or more than 10,000 square feet for a multi-tenant facility. Typical establishments provide for general purpose retailing oriented to Platte Center and its immediate vicinity.

Kennels

Boarding and care services for dogs, cats and similar small mammals or large birds; or any premises on which three or more animals included under this definition over four months of age are kept and maintained. Typical uses include boarding kennels, ostrich raising facilities; pet motels, or dog training centers.

Laundry Services

Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plans, diaper services, or linen supply services.

Liquor Sales

Establishments or places of business engaged in retail sale for off-premise consumption of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off-site consumption.

Lodging

Lodging services involving the provision of room and/or board, but not meeting the classification criteria of Bed and Breakfasts. Typical uses include hotels, apartment hotels, and motels.

Personal Improvement Services

Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

Personal Services

Establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; or

USE TYPES

dry cleaning stations serving individuals and households, driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

Pet Services

Retail sales, incidental pet health services, and grooming and boarding, when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops, but exclude uses for livestock and large animals.

Research Services

Establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.

Restricted Businesses

Any business activity which offers the opportunity to view sexual activities or view or touch anatomical areas for entertainment purposes in a manner that offends contemporary standards in the community of Platte Center, depicts or describes sexual conduct in a patently offensive way, and lacks serious literary, artistic, political, or scientific value. This category includes the sale or viewing of visual or print materials that meet these criteria. Typical uses include retail services or stores which are distinguished by an emphasis on activities or materials that emphasize sexual content; businesses which offer live performances characterized by exposure of specified anatomical areas; and adult theaters.

Restaurants

A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages when conducted as a secondary feature of the use, producing less than 50 per cent of the establishment's gross income.

0. Restaurant (Drive-in or Fast Food): An establishment which principally supplies food and beverages in disposable containers and is characterized by high automobile accessibility and on-site accommodations, self-service, and short stays by customers.
0. Restaurant (General): An establishment characterized by table service to customers and/or accommodation to walk-in clientele, as opposed to Drive-in or Fast Food Restaurants. Typical uses include cafes, coffee shops, and restaurants.
0. Restaurants in the C1 and C2 Districts that include the accessory sale of alcoholic beverages require approval of a Conditional Use Permit, as set forth in Section 502.

Stables and/or Riding Academies

The buildings, pens and pasture areas used for the boarding and feeding of horses, llamas, or other equine not owned by the occupants of the premises. This use includes instruction in riding, jumping, and showing or the riding of horses/equine for hire.

Surplus Sales

Businesses engaged in the sale of used or new items, involving regular, periodic outdoor display of merchandise for sale. Typical uses include flea markets and factory outlets or discount businesses with outdoor display.

Trade Services

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Establishments or places of business primarily engaged in the provision of services that are not retail or primarily dedicated to walk-in clientele. These services often involve services to construction or building trades and may involve a small amount of screened, outdoor storage in appropriate zoning districts. Typical uses include shops or operating bases for plumbers, electricians, or HVAC (heating, ventilating, and air conditioning) contractors.

Vehicle Storage

Short-term storage of operating or nonoperating vehicles for a period of no more than 21 days. Typical uses include storage of private parking tow-aways or impound yards but exclude dismantling or salvage. Long-term storage beyond 21 days constitutes an Industrial Use Type.

Veterinary Services

Veterinary services and hospitals for animals. Typical uses include pet clinics, dog and cat hospitals, pet cemeteries, and veterinary hospitals for livestock and large animals.

308 Parking Use Types

Off-Street Parking

Parking use types include surface parking of motor vehicles on a temporary basis within a privately or publicly owned off-street parking facility.

0. Parking Structure

The use of a site for a multilevel building which provides for the parking of motor vehicles on a temporary basis, other than as an accessory to a principal use on the same site.

309 Industrial Use Types

Industrial use types include the on-site extraction or production of goods by nonagricultural methods, and the storage and distribution of products.

Industrial Performance Standards

0. The following performance standards apply to all industrial uses permitted within an L-1 Limited Industrial zoning district:

0. Physical Appearance: All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored outside. Normal daily inorganic wastes may be stored outside in containers, provided that such containers are not visible from the street.

0. Fire Hazard: No operation shall involve the use of highly flammable gases, acid, liquids, or other inherent fire hazards. This prohibition shall not apply to the normal use of heating or motor fuels and welding gases when handled in accordance with the regulations of Madison County or any applicable federal, state, or village statute or regulation.

0. Maximum Permitted Sound Levels Adjacent to Residential Zoning Districts: No operation in the L-1 district shall generate sound levels in excess of those specified in Table 6-1 at the boundary of a residential district. All noises shall be muffled so as not to be objectionable because of intermittence, beat frequency, or shrillness.

0. Sewage and Wastes: No operation shall discharge into a sewer, drainage way, or the ground any material which is radioactive, poisonous, detrimental to normal sewer plant operation, or corrosive to sewer pipes and installations.

USE TYPES

0. **Air Contaminants:** No material may be discharged into the air from any source in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of people or to the public in general; or to endanger the health, comfort, or safety of any considerable number of people or to the public in general; or to damage other businesses, vegetation, or property.
0. **Odor:** The emission of odors determined by the Planning and Zoning Commission to be obnoxious to most people shall be prohibited. Such odors shall be measured at the property line of the operation.
0. **Gases:** No release of noxious or poisonous gases shall be permitted except as provided in this section. Measurements of sulfur dioxide, hydrogen sulfide, or carbon monoxide shall not exceed 5 parts per million taken at the property line of the operation.
0. **Vibration:** All machines shall be mounted to minimize vibration. No measurable vibration shall occur at the property line of the operation which exceeds a displacement of 0.003 inch.
0. **Glare and Heat:** All glare generated by a use shall be shielded or directed so as not to be visible at the property line of the operation. No heat may be generated from an operation that raises the air temperature at the property line of the operation by more than five degrees Fahrenheit above the ambient air temperature.
0. **Storage of Chemical Products:** If allowed by Special User Permit, any above or below ground storage of liquid petroleum products or chemicals of a flammable or noxious nature shall not exceed 150,000 gallons when stored on one lot less than one acre. Such storage shall not exceed 25,000 gallons in any one tank. Storage of liquid petroleum products or chemicals of a flammable or noxious nature in excess of 25,000 gallons shall be located at least 50 feet from any structure intended for human habitation and at least 200 feet from any Residential, Office, or Commercial zoning district.

Agricultural Industries

Establishments or uses engaged in the large-scale storage or initial processing of agricultural products and supplies that cannot be otherwise categorized as light, general, or heavy industries, some of which may involve storage of potentially hazardous materials. Typical uses include grain elevators and anhydrous ammonia storage facilities.

Construction Yards

Establishments housing facilities of businesses primarily engaged in construction activities, including incidental storage of materials and equipment on lots other than construction sites. Typical uses are building contractor's yards.

Custom Manufacturing

Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving:

0. The use of hand tools, or
0. The use of domestic mechanical equipment not exceeding 2 horsepower, or
0. A single kiln not exceeding 8 KW or equivalent.

This category also includes the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, custom jewelry manufacturing, candle making shops.

Light Industry

USE TYPES

Establishments engaged in the manufacture or processing of finished products from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution. These establishments are characterized by having no major external environmental effects across property lines and include no unscreened or unenclosed outdoor storage. Typical uses include commercial bakeries, dressed beef processing plants, soft drink bottling, apparel assembly from fabrics, electronics, manufacturing, print shops and publishing houses.

General Industry

Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products from prepared materials or from raw materials without noticeable noise, odor, vibration, or air pollution effects across property lines.

Heavy Industry

Enterprises involved in the basic processing and manufacturing of products, predominately from raw materials, with noticeable noise, odor, vibration, or air pollution effects across property lines; or a use or process engaged in the storage of or processes involving potentially or actually hazardous, explosive, flammable, radioactive, or other commonly recognized hazardous materials.

Recycling Collection

Any site which is used in whole or part for the receiving or collection of any post-consumer, nondurable goods including, but not limited to glass, plastic, paper, cardboard, aluminum, tin, or other recyclable commodities.

Recycling Processing

Any site which is used for the processing of any post-consumer, nondurable goods including, but not limited to glass, plastic, paper, cardboard, aluminum, tin, or other recyclable commodities.

Resource Extraction

A use involving on-site extraction of surface or subsurface mineral products or natural resources, excluding the grading and removal of dirt. Typical uses are quarries, borrow pits, sand and gravel operations, mining.

Resource extraction, where permitted, is subject to the following additional requirements:

1. **Erosion Control:** A resource extraction use may not increase the amount of storm run-off onto adjacent properties. Erosion control facilities, including retention and sediment basins, are required of each facility, if necessary, to meet this standard.
2. **Surface Drainage:** The surface of the use may not result in the collection or ponding of water, unless specifically permitted by the Village Board.
3. **Storage of Topsoil:** Topsoil shall be collected and stored for redistribution following the end of the operation.
4. **Elimination of Hazards:** Excavation shall not result in a hazard to any person or property. The following measures are required:
 - a. Restoration of slopes to a gradient not exceeding 33% as soon as possible.
 - b. Installation of perimeter safety screening.
 - c. Installation of visual screening adjacent to any property within a residential or public use district.

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1. **Restoration of Landscape:** The topography and soil of the resource extraction site shall be restored and stabilized within nine months of completion of the operation. The site shall be seeded, planted, and contoured in a way that prevents erosion. Alternately, the site may be used as a lake or body of water, subject to approval by the Village Board with the recommendation of the Village Board and the Natural Resources District.

Salvage Services

Places of business primarily engaged in the storage, sale, dismantling or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junk yards, or paper salvage yards.

0. Screening:

The perimeter of each new facility shall be fully enclosed by opaque, freestanding fencing or screen walls. Minimum height of this enclosure shall be eight feet. Any such enclosure shall be constructed behind required landscaped buffer.

Each existing salvage services facility shall be screened from public right-of-way as provided above within one year of the effective date of this Ordinance.

0. Storage of materials within any salvage services facility may not be higher than the height of the surrounding screen fence or wall.

0. No Salvage Services use may be established within 500 feet of the nearest property line of a residential zoning district or of any pre-established civic use

Vehicle Storage (Long-term)

Long-term storage of operating or nonoperating vehicles for a period exceeding 21 days. Typical uses include storage of private parking tow-aways or impound yards but exclude dismantling or salvage. Long-term storage of 21 days or less constitutes a Commercial Use Type.

Warehousing (Enclosed)

Uses including storage, warehousing, distribution, and handling of goods and materials within enclosed structures. Typical uses include wholesale distributors, storage warehouses, and van and storage companies.

Warehousing (Open)

Uses including open air storage, distribution, and handling of goods and materials. Typical uses include monument yards, materials yards, open storage.

310 Transportation Use Types

Transportation use types include the use of land for the purpose of providing facilities supporting the movement of passengers and freight from one point to another.

Aviation Facilities

Landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, and including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security.

Railroad Facility

Railroad yards, equipment servicing facilities, and terminal facilities.

Transportation Terminal

Facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express, including bus terminals, railroad stations, public transit facilities.

Truck Terminal

A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck.

311 Miscellaneous Type Uses

Alternative Energy Production Devices

The use of a site for the production of energy utilizing methods that do not involve the oxidation, combustion, or fission of primary materials. Typical uses include solar collector fields, installations which generate energy by harnessing the natural heat of the earth or of geological features, or water-powered mills or generating facilities.

Broadcasting Tower

A structure(s) for the transmission or broadcasting of radio, television, radar, or microwaves, ordinarily exceeding the maximum height permitted in its zoning district or utilizing antennas or satellite dishes for commercial broadcasting.

Amateur Radio Tower

A structure(s) for the transmission or broadcasting of electromagnetic signals by FCC-licensed Amateur Radio operators.

Construction Batch Plant

A temporary demountable facility used for the manufacturing of cement, concrete, asphalt, or other paving materials intended for specific construction projects.

Wind Energy Conservation System (WECS)

Any device which converts wind energy to a form of usable energy, including wind charges, windmills, or wind turbines.

Landfills

1. **Non-putrescible Solid Waste Disposal:** The use of a site as a depository for solid wastes that do not readily undergo chemical or biological breakdown under conditions normally associated with land disposal operations. Typical disposal material would include ashes, concrete, paving wastes, rock, brick, lumber, roofing materials and ceramic tile.

2. **Putrescible and Non-putrescible Solid Waste Disposal:** The use of a site as a depository for any solid waste except hazardous and toxic waste as defined by the Federal Environmental Protection Agency and/or the State of Nebraska. Typical disposal material would include non-putrescible wastes; and putrescible wastes such as vegetation, tree parts, agricultural wastes (garbage) and manure.

All landfills are subject to the following supplemental regulations

1. **Compliance with Codes:** Each landfill must comply with all relevant village, county, State, or Federal codes and statutes.

2. **Prevention of Hazards:** No facility shall present a hazard to surrounding residents or properties.

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3. **Drainage and Water Supply:** No landfill may modify or prevent the flow of major natural drainage ways within the jurisdiction of the Village of Platte Center. Landfills shall not produce a measurable increase in pollution in any public water-based recreational facility or in any waterway or well that is a part of a public or private water supply.

4. **Minimum Separation from Residential Uses:** No non-putrescible landfill may be established within 300 feet of a developed residential or public use. No landfill involving the disposal of putrescible or septic wastes shall be established within one-fourth mile of any residential, public, or commercial zoning district; or any State of Federal Highway.

5. **Restoration of Site:** The site of any landfill must be restored, stabilized, planted, and seeded within six months after the end of the operation. Dissipation of waste products must be accomplished in a manner approved by the State of Nebraska's Department of Environmental Control.

6. **Toxic Waste:** The disposal of hazardous, toxic, or radioactive wastes as defined by the Federal Environmental Protection Agency shall be prohibited within the Village of Platte Center and its extra-territorial jurisdiction.

312 **Supplemental Use Regulations: Infrastructure Improvements**

Irrigation Wells

New irrigation wells shall be set back at least 30 feet from the right-of-way of any established road. At any intersection of county, state, or federal roads and highways, such wells must be located at least 70 feet from the nearest intersection of the established rights-of-way.

Water Retention, Detention, or Reuse Basins

New water retention, detention, or reuse basins shall be set back at least 30 feet from the right-of-way of any established road. At any intersection of county, state, or federal roads and highways, such wells must be located at least 70 feet from the nearest intersection of the established rights-of-way.

Windbreaks

New windbreaks consisting of planted trees and shrubs shall be set back at least 30 feet from the right-of-way of any established road. At any intersection of county, state, or federal roads and highways, such windbreaks must be located at least 70 feet from the nearest intersection of the established rights-of-way.

Wastewater Treatment Facilities

No residential structure shall be located within 1,320 feet of a wastewater lagoon or an area where wastewater is applied to land. No residential structure shall be located within 600 feet of a mechanical wastewater treatment plant.

313 **Home-Based Businesses/ Home Occupations**

Home-based businesses and home occupations are permitted as a conditional use in all districts and are subject to the following conditions:

1. **External Effects:**

- a. There shall be no change in the exterior appearance of the building or premises housing the home occupation other than signage permitted within this Ordinance.
- b. No noise, odors, bright lights, electronic interference, storage or other external effects attributable to the home occupation shall be noticeable from any adjacent property or public right of way.

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- c. The home occupation shall be carried on entirely within the principal residential structure and/or within a detached accessory building approved by the Village in accordance with these zoning regulations. All "External Effects" criteria in items a. 1. (a), (b), (d), (e) and (f) of this subsection are applicable for the detached accessory building.
 - . Mechanical or electrical equipment supporting the home occupation shall be limited to that which is self-contained within the structure and normally used for office, domestic or household purposes.
 - . No outdoor storage of materials or equipment used in the home occupation shall be permitted, other than motor vehicles used by the owner to conduct the occupation. Parking or storage of heavy commercial vehicles to conduct the home occupation is prohibited.
 - . No home occupation shall discharge into any sewer, drain, or the ground any material which is radioactive, poisonous, detrimental to normal sewer plant operation, or corrosive to sewer pipes and installations.
0. Employees: The home occupation shall employ no more than one full time or part time employee on site other than the residents of the dwelling unit, provided that one off-street parking space is made available and used by that non-resident employee.
0. Extent of Use: For all residential and agricultural zoning districts, a maximum percent floor area of 45% of the dwelling may be devoted to the home occupation, inclusive of any detached accessory buildings used for the home occupation.
0. Signage: Signage designating the home occupation shall be limited to one non-illuminated and non-reflective nameplate no larger than two square feet in area and attached to the building in which the home-based business is conducted. If the principal structure is set back more than 50 feet from the front property line or is not visible from the fronting street, a non-illuminated ground sign not exceeding two square feet in area is permitted.
0. Traffic Generation: Deliveries or service by commercial vehicles or trucks over ten tons gross empty weight is prohibited for any home-based business located on a local street.
0. High Impact Home-Based Businesses/Home Occupations
 - . Beauty and Barber Shops: Barber and beauty shops are permitted as home based businesses in the TA, R-1, R-2, and MH districts subject to approval of a Conditional Use Permit by the Village Board as set forth in Section 503.
 - . Welding, vehicle body repair, or rebuilding or dismantling of vehicles is not permitted as home-based businesses.
6. Each home-based business shall be registered with the Zoning Administrator, using a form developed by the Zoning Administrator to demonstrate compliance with the standards contained within this section.

314 Accessory Uses

Permitted Accessory Uses: Residential Uses

Residential uses may include the following accessory uses, activities, and structures on the same lot.

0. Private garages and parking for the residential use.
0. Recreational activities and uses by residents.
0. Home occupations, subject to Section 313 of these regulations.

USE TYPES

0. Residential convenience services for multi-family uses or mobile home parks.
0. Garage sales, provided that the frequency of such sales at any one location shall not exceed one during a continuous, two week period or four sales during any twelve month period.
0. In the AG and RT districts accessory buildings of up to 1,000 square feet are permitted for residential uses.

Permitted Accessory Uses: Civic Use Types

Guidance Services and Health Care use types are permitted in the Industrial zoning district only as accessory uses to a primary industrial use.

Permitted Accessory Uses: Other Use Types

Other use types may include the following accessory uses, activities, and structures on the same lot:

0. Parking for the principal use.
0. Manufacturing or fabrication of products made for sale in a principal commercial use, provided such manufacturing is totally contained within the structure housing the principal use.
0. Services operated for the sole benefit of employees of the principal use.

Permitted Accessory Uses: Agricultural Use Types

Other uses and activities necessarily and customarily associated with the purpose and functions of agricultural uses.

USE TYPES

315 Land Use Matrix

Use Types	AG	R1	R2	R3	M1	G1	G2	I	PUE
Agricultural Uses									
Horticulture (Greenhouses)	P								
Feed Mills	P					C		P	
Crop Production	P	P				C		P	
Type I Animal Production	P	C							
Type II Animal production	P	C							
Type III Animal Production	C								
Livestock Sales	P								
Produce Stands	C							P	
Residential Uses						C			
Single-Family Detached	C	P	P	P	P	C			
Single-Family Attached			C	P	P	C			
Duplex				P	P	C			
Two-Family				P	P	C			
Townhouse				P	P	C			
Multiple Family Residential				P	P	C			
Downtown Residential									
Group Residential	C	C	C	P			P		
Manufactured Home Res	C	P	P	P	P	C			
Mobile Home Park					P				
Mobile Home Subdivision					P				
Retirement Residential	C	C	C	P		C			
Civic Use Types									
Administration		C	C	C	C	P	P	P	P
Cemetery	C	C	C	C	C				
Clubs	C	C	C	C	C	P	P	P	
College and Universities	C	C	C	C		P	P		
Convalescent Services		C	C	P		P	P		P
Cultural Services		C	C	C		P	C		
Day Care Services Limited	C	P	P	P	P	P	P		
Day Care Services General				C	P	P	C	C	
Detention Facilities	C	C		C		C			
Emergency Residential Services	P	P	C	P		P		P	
Group Care Facility	C	C				C	C		
Group Home	C	C				C	C		
Guidance Services			C	C		P	P		
Health Care	C	P	C	C		P	P		
Hospital		C	C	C		P	C		P
Maintenance Facilities	C			C	C	P	C	P	P
Parks and Recreation	P	P	P	P	P	P	P	P	P
Postal Facilities		C	C	C	C	P	P	P	P
Primary Education Facilities	C	C	C	P		P	P		P
Public Assembly	C	C	C	P		P	P		P
Religious Assembly	C	P	P	P	C	P	P		
Safety Services	P	P	C	C	C	P	P	P	
Secondary Education Facilities	C	C	C	P		P	P		
Utilities	P	C	C	C	C	P	P	P	P
Office Use Types									
General Offices				C		P	P		
Financial Services				C		P	P		
Medical Offices				C		P	P		
Commercial Use Types									
Agricultural Sales & Services	C					C	C	C	
Auction Yards and Barns	C					C	C	C	
Auto Rental/Sales Services						C	C	C	
Auto Services						C	C	C	
Body Repair						C	C	C	
Equipment Rental/Sales	C					C	C	C	
Equipment Repair Services	C					C	C	C	
Vehicle Storage (short-term)	C					C	C	C	
Vehicle Storage (long-term)						P	C	P	
Bed & Breakfast	C	C	C	P		C	C		
Business Support Services						P	P		

USE TYPES

Use Type	AG	R1	R2	R3	ME	G1	G2	I	RUB
Commercial Use Types Cont'd									
Business or Trade Schools	C	C	C	P		P	P	C	
Campground	C	C		C					P
Cocktail Lounge						P	P		
Commercial Recreation Indoor						P	P		
Commercial Recreation Outdoor	C	C		C		C			
Communications Services	C	C				P	P	P	
Construction Sales & Services	C					P	P	P	
Consumer Services						P	P	P	
Convenience Storage						P	P		
Convenience Stores	C	C				P	P	P	
Food Sales (Grocery Stores)						P	P		
Funeral Services						P	P		
Gaming Facilities		C				P	P		
Retail Services						C			
Kennels	P	C				P	P		
Laundry Services									
Liquor Sales	C	C				C	P	C	
Lodging						P	P		
Personal Improvement Services				C		P	P		
Pet Services	P	C		C		P	P		
Research Services	C					P	P		
Restaurants Fast Food						P	P		
Restaurants General						P	P		
Restricted Businesses						P	P		
Stables or Riding Schools	P					C			
Surplus Sales									
Trade Services	C	C				P	P	P	
Veterinary Services	P	C				P	P	P	
Parking Use Types									
Off-Street Parking	C	C							
Industrial Use Types									
Agricultural Industries	C								
Construction Yards	C							P	
Custom Manufacturing	C					C		P	
Light Industry						C		P	
General Industry						C		P	
Heavy Industry								P	
Recycling Collection	C							C	
Recycling Processing	C					C		P	
Resource Extraction	C					C		P	
Salvage Services	C							C	
Warehousing (Enclosed)	C							P	
Warehousing (Open)	C					C		P	
Transportation Use Types									
Aviation Facilities (Airports)	C								
Railroad Facilities	C								P
Passenger Transportation						C		P	
Truck Terminal	C					P	P	C	
Miscellaneous Types Uses									
Alternative Energy Production	C					C		C	
Broadcasting Tower	C	C						C	
Wireless Communication Tower	C	C				C	C	P	P
Amateur Radio Tower	P	P	C	C	C	C		P	P
Construction Batch Plant	C	C				P	P	P	P
Wind Energy Conservation	C	C						C	
Landfill (non-putrescible)	C							C	P
Landfill (putrescible)	C								
Home Occupations	C	C	C	C	C	C	C	C	