§ 153.080 AGRICULTURE AND RESIDENTIAL DISTRICTS; GENERAL DESCRIPTION.

(K) *Uses permitted.*

(1) Uses permitted in the residential districts are set forth in the following table. Where the letter "P" appears opposite a listed use and underneath a residential district, the use is permitted in that district "by right" subject to:

(a) Providing off-street parking and loading facilities as required by § 153.210;

(b) Providing landscaping and screening as provided by § 153.212; and

(c) Conformance with special conditions applying to certain uses as set forth in § 153.160 et seq.

(2) Only one principal structure per lot shall be permitted in R-E, R-l, R-2, R-3L, R-3, and R-4 single-family districts. In addition to the accessory uses provided for in § 153.040 et seq., an accessory structure may be permitted for sheltering riding horses on a residentially zoned lot or parcel with a minimum area of two acres, provided:

(a) The structure is at least 100 feet from adjacent property lines;

(b) No more than two horses are kept and sheltered on the property; and

(c) The stall area does not exceed 450 square feet.

(3) In A districts, only one principal dwelling structure per lot shall be permitted.

(L) Where the letter "C" appears instead of "P", the use is permitted subject to acquiring a conditional use permit as set forth in §§ 153.120 et seq. Where neither "P" nor "C" appears, and "NP" appears in the table, the use is not permitted.

(M) *Uses not listed.* When a use is proposed that is not listed in this chapter, the Planning Official shall recommend the appropriate districts based on land uses that are similar in size, bulk, and traffic generation. If the applicant does not agree with this interpretation, he or she may appeal the interpretation to the Board of Zoning Adjustment.

Zoning Districts	***A***	***RE***	***R-1***	***R-2***	***R-3***	***R- 3L***	***R-4***	***R-MF-16***	***R-MH***
Zoning Districts	***A***	***RE***	***R-1***	***R-2***	***R-3***	***R- 3L***	***R-4***	***R-MF-16***	***R-MH***
Residential uses									
Single-family detached	P	P	P	P	P	P	P	P	NP
Duplex	NP	NP	NP	NP	NP	NP	C	P	NP
Triplex, quadplex	NP	NP	NP	NP	NP	NP	NP	P	NP
Townhome	NP	NP	NP	NP	NP	NP	NP	P	NP

Detached accessory dwelling unit (ADU)	P	P	P	P	C	C	C	NP	NP
Emergency housing unit	C	C	C	C	NP	C	NP	NP	NP
Multi-family	NP	NP	NP	NP	NP	NP	NP	P	NP
Manufactured housing unit	NP	NP	NP	NP	NP	NP	NP	NP	P
Manufactured housing, residential design	NP	NP	C	NP	NP	NP	NP	NP	P
Manufactured housing park	NP	NP	NP	NP	NP	NP	NP	C	C
Group residential	NP	NP	NP	NP	NP	NP	NP	C	NP
Civic and commercial uses									
Airport or airstrip	C	C	NP	NP	NP	NP	NP	NP	NP
Animal care, general	C	NP	NP	NP	NP	NP	NP	NP	NP
Animal care, limited	C	NP	NP	NP	NP	NP	NP	NP	NP
Automated teller machine	NP	NP	NP	NP	NP	NP	NP	P	NP
Bed and breakfast	C	C	C	NP	NP	NP	NP	NP	NP
Cemetery	C	C	C	C	C	C	C	C	NP
Church	P	C	C	C	C	C	C	P	NP
College or university	C	NP	NP	NP	NP	NP	NP	P	NP
Communication tower	C	C	C	C	C	C	C	C	NP
Convenience store	NP	NP	NP	NP	NP	NP	NP	C	NP
Day care, limited (family home)	C	NP	C	C	C	C	C	C	NP
Day care, general	NP	NP	NP	NP	NP	NP	NP	C	NP
Golf course	C	C	C	C	C	C	C	P	NP
Government service	C	C	C	C	C	C	C	P	NP
Hospital	NP	NP	NP	NP	NP	NP	NP	C	NP
Library	C	C	C	C	C	C	C	P	NP
Medical services	NP	NP	NP	NP	NP	NP	NP	C	NP
Museum	C	C	C	C	C	C	C	C	C
Nursing home	NP	NP	NP	NP	NP	NP	NP	C	NP
Parks and recreation	P	C	C	C	C	C	C	P	NP
Post office	NP	NP	NP	NP	NP	NP	NP	C	NP
Recreation/entertainment, outdoor	C	NP	NP	NP	NP	NP	NP	NP	NP
Safety services	C	NP	NP	NP	NP	NP	NP	NP	NP
School, elementary/middle	C	C	C	C	C	C	C	P	NP
Utility, major	C	C	C	C	C	C	C	C	NP
Utility, minor	P	P	P	P	P	P	P	P	NP
Vocational school	C	NP	NP	NP	NP	NP	NP	C	NP

Manufacturing and extractive uses									
Asphalt or concrete plant	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mining or quarrying	NP	NP	NP	NP	NP	NP	NP	NP	NP
Sod farm	C	NP	NP	NP	NP	NP	NP	NP	NP
Topsoil	C	NP	NP	NP	NP	NP	NP	NP	NP
Agriculture uses									
Agriculture, animal	P*	C	C	C	C	C	C	C	NP
Agriculture, crop	P	P	P	P	C	C	C	C	NP
Agriculture, product sales	P	C	C	C	C	C	C	C	NP
Animal, farm	P	P	P	P	P	P	C	NP	NP
Chicken, hobby	P	P	P	P	P	P	P	NP	NP