

Agenda
GOSHEN PLAN COMMISSION
Tuesday, July 18, 2023, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones****

- I. Roll Call
- II. Approval of Minutes from 6/20/23
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Text Amendment to the Goshen Zoning Ordinance** (public hearing)
23-010A – A text amendment to the Goshen Zoning Ordinance, Ordinance 3011, to make routine corrections and edits, including to delete swallowtail streamers as a sign type, to update tourist home definition and allow as a permitted use rather than a conditional use, to delete minimum building size in the R-4 District per recent State law change, to update B-4 District to allow outside display as in B-3 District, to add allowance for awning valance lettering, to allow up to 75% of sign area for an electronic message center (EMC) sign, to allow administrative review for bufferyard landscaping changes when utilities or utility easements are present, to update the conditional use section to delete all PUD District references and to generally exclude fences as a structure that requires an increased setback, to remove drive-in establishment as a conditional use in B-2 District, to add fee for a request to modify commitment, to delete PUD and Historic District columns from Table of Permitted Uses, to add two uses to the Table of Permitted Uses that are currently in Table of Parking Requirements only, to allow business offices in M-1 and M-2 Districts, and to add corporate offices as a new use, conditional in the B-1 District and permitted in B-2, B-3, B-4, M-1 and M-2 Districts.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment

Minutes - Goshen Plan Commission
Tuesday, June 20, 2023 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Richard Worsham, Josh Corwin, Tom Holtzinger, Hesston Lauver, Doug Nisley, Caleb Morris, Aracelia Manriquez, Rolando Ortiz and James Wellington. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus.

II. Approval of minutes of 4/18/23 – Holtzinger/Morris 9-0

III. The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into the record: Nisley/Holtzinger 9-0

IV. Postponements/Withdrawals - None

V. Rezoning (public hearing)

23-01R – A proposed annexation area with property owned by Last Dance, LLC, and Ryan Thwaites includes a rezoning upon annexation to Industrial M-1, from existing Elkhart County zoning of Agricultural A-1. The property is four tax parcels, approximately 34 acres, located adjacent to the existing Goshen corporate boundary on the north and south sides of County Road 36 (College Avenue) east of the railroad, including common addresses of 16379 and 16411 County Road 36.

Staff Report:

Ms. Yoder explained this proposed rezoning/annexation area is currently under the jurisdiction of Elkhart County and because the zoning will change as part of the annexation, a public hearing is being held at the Plan Commission prior to the final annexation vote at Council. She referred to aerials in the Staff Report and explained the proposed zoning upon annexation is Industrial M-1. She noted it's anticipated that the annexed area will be incorporated into the existing East College Avenue Industrial Park Subdivision, noting that the north side parcels are surrounded by existing M-1 land within the subdivision, and the south parcel has adequate area to meet the M-1 requirements. Staff recommends a favorable recommendation be forwarded to the Goshen Common Council.

Petitioner Presentation:

Andrea Milne, 303 River Race Drive, spoke on behalf of the petitioner. She stated the Staff Report was clear, explaining that zoning for the parcels would need to change when annexed into the City.

Audience Comments:

Matt Royer, 64363 County Road 31, spoke to the petition. He asked if there would be any buffer between this and the properties along County Road 31. He also questioned what this land will be used for.

Derek Yoder, Brinkley RV, spoke to Mr. Royer's question, stating that there will be a berm around the entire perimeter that meets City requirements. Regarding development, he explained the focus on development has been on the north side of County Road 36 and there are no specific plans at this time for how the land on the south side of CR 36 will be utilized.

Ms. Yoder remarked that when there is industrial M-1 use adjacent to residential land use, there are minimum setback requirements for buildings and outside storage, as well as parking and driving aisles. Full bufferyard landscaping is also required and would be installed when the land is developed.

Derek Yoder remarked that the area on the north side of the road will be predominately green space with drainage going to the site.

David Koronkiewicz, owner of 16225 County Road 36, stated he's had problems accessing his property and asked when will this will be completed.

Derek Yoder stated they're working with the City on these plans. He stated the eastbound portion of CR 36 from Brinkley to CR 31 was opened this morning, noting there are plans to patch prior to the start of the fair. Work on CR 31 is ongoing for the water main, with completion anticipated by the end of July. They are working with the City for a timeline for when CR 36 will be expanded, noting there will likely be some sort of construction zone for the next few years, but not as restrictive as it has been the past few months.

Close Public Hearing

Staff Discussion:

None

Action:

A motion was made and seconded, Wellington/Holtzinger, to forward a favorable recommendation to the Goshen Common Council for 23-01R based upon the Staff Analysis. The motion passed unanimously by a vote of 9-0.

VI. Audience Items

None

VII. Staff/Board Items

- *Permission to Amend the Goshen Zoning Ordinance for General Updates*

Ms. Yoder explained we do periodic updates to the zoning ordinance and the Plan Commission must authorize staff to bring those updates to the Plan Commission. She asked that the Plan Commission make a motion authorizing Staff to bring amendments for the Goshen Zoning Ordinance to the Plan Commission.

Action:

A motion was made and seconded, Nisley/Holtzinger, to grant permission for Staff to bring amendments for the Goshen Zoning Ordinance to the Plan Commission. The motion passed unanimously by a vote of 9-0.

VIII. Adjournment – 4:12 pm

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary



Rhonda L. Yoder, AICP
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MEMORANDUM

TO: Goshen City Plan Commission/Goshen Common Council

FROM: Rhonda L. Yoder, City Planner

DATE: July 18, 2023

RE: Goshen Zoning Ordinance Text Amendment: Proposed Changes

- Definitions
 - Swallowtail Streamers – Delete, as in practice they are the same as fringe streamers.
 - Tourist Home – Update to occupied dwelling and exclude short term rental, which are regulated by Indiana Code.
- R-4 District (Mobile Home Subdivisions/Parks)
 - Delete minimum building size requirement, based on recent State law change that prohibits regulating minimum building size in mobile home communities.
- B-4 District (Planned Shopping Center)
 - Remove BZA approval requirement for outside display/sale of merchandise, and allow outside display/sale of merchandise the same as in B-3 District (General Commercial).
- Planned Unit Development (PUD) District
 - Edit to remove home occupation reference that should have been removed at the time home occupation regulations were updated.
- Historic Commercial District (Signs)
 - Add allowance for awning valance lettering as part of permitted wall signs.
 - Update wall sign percentage of area to make less confusing.
 - Allow electronic message center (EMC) sign area up to 75% of total sign area.
 - Edit abandoned sign language to add missing word.
- Landscape Regulations
 - Edit Table 1 to add required locations of landscaping that are missing from the table.
 - Add administrative review option where there are utilities or utility easements in areas where bufferyard landscaping is required.
- Signs
 - Allow electronic message center (EMC) sign area up to 75% of total sign area.
 - Delete swallowtail streamer references.
 - Update temporary sign days to reflect the total 60 allowed days, without reference to separate 30-day approvals (in two locations).
- Screening Requirements
 - Correct typo.
- Conditional Uses
 - Delete all references to PUD District, as the PUD District is not a stand-alone district, and the PUD District regulations define how to establish permitted uses and does not reference conditional use as a type of use.
 - Tourist Homes – Delete (to be added as a permitted use).

- Conditional Uses (continued)
 - Exclude fences as a structure that requires an increased setback. This is being updated in multiple conditional uses, but does not apply to all conditional uses.
 - Drive-In Establishment – Remove B-2 District, to address discrepancy where Table of Permitted Uses does not allow specific drive-in uses in the B-2 District, such as restaurants with drive-through. The exception is banks (Offices, Financial) which are permitted with drive-through in the B-2 District.
- Administration & Enforcement
 - Correct two typos.
 - Update court reference.
- Fee Schedule
 - Request to Modify Commitment - Add with a fee of \$125. Both Plan Commission and Board of Zoning Appeals include a public hearing process to modify a commitment, but no fee has been established. The proposed \$125 fee is similar to the existing \$125 fee for appeals and amendments.
- Table of Permitted Uses
 - Delete PUD column and all info in column
 - Delete Historic District column
 - Automobile Parts and Supplies Sales – Add use, permitted in B-3, M-1 and M-2 Districts, similar to other auto-related uses. This use is currently in the Table of Parking Requirements, but not in the Table of Permitted Uses.
 - Drive-In Establishments – Remove C (conditional use) from B-2 District, per prior explanation.
 - Mobile Home, Manufactured Home and Recreational Vehicle Sales and Service – Add use, permitted in B-3, M-1 and M-2 Districts. This use is currently in the Table of Parking Requirements, but not in the Table of Permitted Uses.
 - Offices, Business – Allow in M-1 and M-2 Districts in addition to existing permitted districts.
 - Offices, Corporate – Add new use, conditional in B-1 and permitted in B-2, B-3, B-4, M-1 and M-2 Districts.
 - Tourist Homes – Add A-1, R-1, R-1S and R-2 as permitted districts and delete B-3 District.

2023 Zoning Ordinance Amendment: Proposed Changes

ARTICLE II. DEFINITIONS

Section 2110 Definitions of Words and Phrases.

Sign, Structural Types.

S. ~~Streamers, Swallowtail is a temporary sign, with or without characters, letters, numbers, illustrations, symbols or other graphic elements, made of flexible plastic or fabric of any kind, swallowtail shaped, usually brightly colored, strung between buildings and/or structures.~~

Tourist Home. An occupied dwelling in which sleeping rooms are provided or offered to transient guests for compensation. Tourist home does not include a short term rental (as defined by Indiana Code), hotel, apartment hotel or motel.

ARTICLE IV. ESTABLISHMENT OF ZONING DISTRICTS

Section 4180 R-4: Residential (Mobile Home Subdivisions and Mobile Home Parks) District Regulations.

~~Section 4180.4 ——— Building Size.~~

~~No mobile home shall be placed in a mobile home subdivision or a mobile home park that has less than 320 square feet of occupied space.~~

Renumber remaining sections.

Section 4220 B-4: Commercial (Planned Shopping Center) District Regulations.

Section 4220.11 Miscellaneous Requirements.

G. All business shall be conducted in a completely enclosed building. No storage will be permitted outside; however, outside display of merchandise for sale on site will be permitted when part of and related to an active principal use. Outside display shall maintain the same setbacks as primary structures. ~~and no merchandise will be displayed outside except by permission of the BZA. This permission will only be granted for a limited time and shall be in conjunction with displays done with other businesses.~~

Section 4250 Planned Unit Development District Regulations.

Section 4250.11 Supplemental Regulations.

~~I. ——— Home Occupations. Home occupations as regulated in section 5200 of this ordinance.~~

Section 4280 Historic Commercial District (Overlay District).

Section 4280.2 Permitted Sign Types.

B. Wall Signs

1. Number. A maximum of one (1) wall sign per street frontage per establishment shall be permitted, except that:
 - e. In addition to the permitted wall sign(s), the valance of an awning is permitted to have lettering without signable wall area review. The valance shall maintain a minimum clearance of eight feet (8') from finished grade to the lower edge of the valance.
4. Percentage of Area. The area of a wall sign shall not exceed the maximum percentage of signable wall area as specified in the Table of Sign Requirements. ~~or ten (10) square feet, whichever is greater, however,~~ The maximum wall sign area shall not exceed seventy-five (75) square feet.

G. Electronic Message Center Signs. Electronic message center (EMC) signs shall be permitted in the non-core Historic District only, as shown in Appendix I, provided that:

3. No more than ~~seventy-five percent (75%)~~ ~~fifty percent (50%)~~ of the sign area may be EMC sign, and EMC signs are counted as part of the total sign area.

Section 4280.7 **Abandoned Signs.**

- A. Any sign which is located on property which becomes vacant for greater than sixty (60) days shall be presumed to have been abandoned.

ARTICLE V. SUPPLEMENTAL REGULATIONS

Section 5000 **Landscape Regulations for Development.**

Section 5000.1 **General Landscaping Provisions.**

TABLE 1 – LOCATION OF LANDSCAPING BY ZONING DISTRICT													
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD
Streetside Landscaping	X	X	X	X	X	X	X	X	X	X	X	X	X
Bufferyard Landscaping		X		X	X		X	X	X	X	X	X	X
Foundation Landscaping					O*		O*		O*	O*			O*
Off Street Parking Area Landscaping	X	X	X	X	X	X	X	X	X	X	X	X	X

*O (optional)

Section 5000.3 **Bufferyard Landscaping.**

- C. Utility Easement Landscaping – In those instances where overhead utility lines are located within perimeter or residential bufferyards, plant material selections shall be limited to small trees, which typically do not exceed twenty-five (25) feet in height at maturity. Appropriate utility easement plant materials may include: ornamental trees or, coniferous trees (narrow spread.) **When utilities and/or utility**

easements are located in areas where bufferyard landscaping is required, the Zoning Administrator may approve revised planting locations, provided the number of required trees and plant material is not reduced and provided the revised location fulfills the intent of the required bufferyard.

Section 5100 **Signs.**

Section 5100.2 **Permitted Sign Types.**

B. Changeable Copy and Electronic Message Center Signs

2. Electronic message center signs are subject to the following:

- i. No more than ~~seventy-five percent (75%)~~ ~~fifty percent (50%)~~ of the sign area may be electronic message center.

E. Temporary and Mobile Signs

2. Temporary or mobile signs shall not exceed 50 square feet in area, excluding ~~swallowtail streamers or~~ temporary pennants.
3. Temporary pennants ~~and swallowtail streamers~~ shall be for temporary use only, not to exceed 120 days in a twelve month period of time following the issuance of a zoning clearance and sign permit by the Goshen Building Department, if required. Temporary pennants ~~and swallowtail streamers~~ shall be displayed for a minimum interval of 60 days, no more than two times in a twelve month period of time.
5. A mobile or temporary sign shall be for temporary use only, not to exceed a total of ~~60~~ ~~30~~ days in a twelve month period of time following the issuance of a zoning clearance, and sign permit by Goshen Building Department if required. ~~provided, the holder of said mobile or temporary sign permit may apply for a 30 day extension.~~

Section 5100.6 **Sign Permits.**

- B. Temporary signs shall be issued with a temporary sign permit for a period not to exceed ~~60~~ ~~30~~ days. ~~The holder of a temporary sign permit may apply through the Zoning Administrator for a 30 day extension on the permit within ten working days of the expiration date. A temporary sign permit shall be renewed only once, after which time the permit shall be null and void.~~

Section 5190 **Screening Requirements.**

- C. Where plant materials are used, said materials shall be of a species that is suited to local climatic and soil conditions and shall be not less ~~that~~ ~~than~~ four feet high and which at maturity are not less than eight feet high.

Section 5200 **Conditional Uses.**

Conditional Use (*list of uses*)

~~Tourist Homes~~

Animal Clinics & Hospitals (Veterinary Clinics).

- C. The buildings or structures, **excluding fences**, shall be located a minimum of 50 feet from adjacent side and rear property lines, except where the adjacent uses are residential or are residentially zoned. Then the side and rear yards shall be increased to 100 feet.

Cemeteries.

- C. Building or structures, **excluding fences**, located in the cemeteries shall be set back a minimum of 50 feet from all property lines.

Child Care Homes.

Child care homes shall be permitted in the A-1 Agricultural District, the R-1, R-1S, R-2, R-3, and R-4 Residential Districts, **and** in the B-1 and B-2 Commercial Districts, ~~and in the PUD District~~, provided they meet the following requirements:

Churches, Chapels, Temples, Synagogues, etc.

- B. Buildings or structures, **excluding fences**, shall be set back a minimum of 50 feet from all residential uses or residential zoning district boundary.

Community Centers.

Community centers shall be permitted in the R-1, R-1S, R-2, R-3, and R-4 Residential Districts ~~and in the PUD District~~ provided that they meet the following requirements:

- A. Building and structures, **excluding fences**, shall be located a minimum of 50 feet from all residential uses or residential zoning district boundary.

Contractors Materials & Supplies (outside storage included).

- A. Building and structures, **excluding fences**, shall be located a minimum of 50 feet from an adjacent residential use or residential zoning district boundary.

Convents and Monasteries.

- B. All buildings or structures, **excluding fences**, shall be set back a minimum distance of 50 feet from all adjacent residential uses or residential zoning district boundary. However, dormitories or group housing quarters located on the premises, heating or air conditioning equipment, laundry and kitchen facilities and parking areas, shall be located a minimum of 100 feet from an adjacent residential use.

Drive-In Establishment.

Drive-in establishments shall be permitted in the ~~B-2 and~~ B-3 Commercial Districts provided that they meet the following requirements:

Electrical and Plumbing Sales, Wholesale (outside storage included).

- A. Buildings and structures, **excluding fences**, shall be located a minimum of 50 feet from an adjacent residential use or residential zoning district boundary.

Farm Implement Sales & Service (including outside storage).

- B. Buildings and structures, **excluding fences**, shall be located a minimum of 50 feet from the side and rear property lines when they are adjacent to a residential use or a residential zoning boundary.

Gasoline Service Stations.

A. Gasoline Service Stations (Major Repair).

4. Buildings or structures, **excluding fences**, shall be located a minimum of 25 feet from the nearest property line of an adjacent residential use or residential district or boundary line.

B. Gasoline Service Stations (Minor Repair Only).

4. Buildings or structures, **excluding fences**, shall be located a minimum of 25 feet from the nearest property line of an adjacent residential use or residential district boundary line.

Golf Courses (Quasi-Public).

- A. Buildings, structures (**excluding fences**), and parking areas shall be located a minimum distance of 50 feet from any adjacent residential use or residential zoning district boundary lines.

Group Care Homes (7 to 12 Occupants).

Group care shall be permitted in the A-1 Agricultural District and all Residential Districts ~~and the PUD District~~ provided that they meet the following requirements:

Group Housing Quarters (Dormitories, etc.).

Group housing quarters, which shall include, but not be limited to, fraternity and sorority houses and nurses residences, shall be permitted in the R-1S and R-3 Residential Districts ~~and PUD Districts~~ provided that they meet the following requirements:

- A. Buildings and structures, **excluding fences**, shall be located a minimum of 50 feet from an adjacent residential use or residential zoning district boundary.

Hospitals, Institutions, and Sanitariums.

- B. Buildings or structures, **excluding fences**, **but** including heating and air conditioning equipment and laundry and kitchen facilities shall be located a minimum of 100 feet from any adjacent residential use or residential zoning district boundary.

Meat & Poultry Packing & Processing.

- B. Buildings and structures, **excluding fences**, shall be located 100 feet from any property line except when the use is adjacent to residential uses or a residential zoning district boundary line. Then the use shall be 500 feet from the side and rear property lines.

Model Home (Sales Office), Temporary.

Model Homes or Temporary Sales Offices shall be permitted in the R-1, R-1S, R-2, R-3, and R-4 Residential Districts ~~and in the PUD District~~, provided that they meet the following requirements:

Offices.

Offices shall be permitted in the B-1 Commercial District ~~and PUD District~~, provided that they meet the following requirements:

Paper Products Manufacturing.

- A. Buildings and structures, **excluding fences**, shall be located a minimum of 300 feet from all property lines, except when adjacent to residential uses or residential zoning district boundary lines. Then the side and rear setback lines shall be a minimum of 500 feet.

Parks, Playgrounds, Tot Lots, and Golf Courses (Public).

- A. No building or structure, **excluding fences**, shall be located closer than 50 feet from any residential use or residential zoning district boundary line.

Schools (Elementary, Middle, and High).

Said uses shall be permitted in the A-1 Agricultural District, the R-1, R-1S, R-2, R-3, and R-4 Residential District, ~~and the PUD District~~, provided that they meet the following requirements:

- A. Buildings and structures, **excluding fences**, shall be located a minimum of 50 feet from all property lines when adjacent to residential uses or residential zoning district boundary lines. Buildings used for musical instruction, power houses, heating and air conditioning units, and athletic fields and stadiums shall be located 100 feet from said residential uses or zoning districts.

Social Rehabilitation Centers.

Social rehabilitation centers shall be permitted in R-1S, and R-3 Residential Districts ~~and the PUD District~~, provided that they meet the following requirements:

Storage, Inside (Involving Fire or Explosive Hazards, Radioactivity).

- C. Buildings or structures, **excluding fences**, shall be located a minimum of 100 feet from all property lines, except when adjacent to a residential use or residential zoning boundary line. Then the uses shall be located 500 feet from the side and rear property lines.

Swimming Pools (Quasi-Public).

Swimming pools shall be permitted in the R-1, R-1S, R-2, R-3, and R-4 Residential Districts ~~and the PUD District~~, provided that they meet the following requirements:

- D. No building or structure, **excluding fences**, but including pumps, filters, and other similar equipment, shall be located closer than 50 feet from an adjacent residential use or residential zoning district boundary line.

Swimming Pools (Private).

Private swimming pools shall be permitted in the A-1 Agricultural District, the R-1, R-1S, R-2, R-3, and R-4 Residential Districts, ~~and the PUD District~~ provided that they meet the following requirements:

Tennis Courts (Quasi-Public).

Quasi-public tennis courts shall be permitted in the R-1, R-1S, R-2, R-3 and R-4 Residential Districts, ~~and the PUD District~~, provided that they meet the following requirements:

Tennis Courts (Private).

Private tennis courts shall be permitted in the A-1 Agricultural District, the R-1, R-1S, R-2, R-3, and R-4 Residential Districts, ~~and the PUD District~~, provided that they meet the following requirements:

Tourist Homes.

~~Tourist homes shall be permitted in the R-1S Special Residential District provided that they meet the R-3 Requirements.~~

Tower, Data Communication.

Data communication towers shall be permitted in the B-2, B-3 and B-4 Commercial Districts, in the M-1 and M-2 Industrial Districts, ~~and in the PUD District~~, provided they meet the following requirements:

ARTICLE VI. ADMINISTRATION AND ENFORCEMENT

Section 6230 Variance.

The Board of Zoning Appeals may decide variations of the provisions of this ordinance in harmony with its general purpose and intent, and may vary them only in specific instances hereinafter set forth. The Board of Zoning Appeals, based on standards hereinafter prescribed and after hearing, may decide, by a majority vote of all members of the Board of Zoning Appeals, that there are practical difficulties or particular hardship in the way of carrying ~~out~~ the strict letter of the regulations of this ordinance.

Section 6250 Non-Conforming Lots of Record, Structures and Uses.

Section 6250.2 Non-Conforming Uses of Land.

A. No such non-conforming use shall be enlarged or ~~increased~~ ~~increase~~, or extended to occupy a greater area of land than was occupied at the effective date of this ordinance.

Section 6260 Violation and Penalty.

D. The Board of Zoning Appeals or the Plan Commission may institute a suit for injunction in ~~a court of competent jurisdiction the Circuit Court~~ to restrain any person from violating this ordinance. A suit for mandatory injunction may be instituted in ~~a court of competent jurisdiction the Circuit Court~~ directing a person to remove a structure erected in violation of this ordinance.

APPENDICES

APPENDIX B Fee Schedule

Request to Modify Commitment..... \$125.00

Appendix E Table of Permitted Uses

Delete PUD and Historic District columns from Table of Permitted Uses.

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																	
USE	DISTRICT													PUD	WCSL OVERLAY DISTRICT	HISTORIC DISTRICT	
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2					
Adult Arcade									C								
Adult Bookstore, Adult Novelty Store and/or Adult Video									C								
Adult Business									C								
Adult Cabaret									C								

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																	
USE	DISTRICT														PUD	WCSL OVERLAY DISTRICT	HISTORIC DISTRICT
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2					
Adult Entertainment Center									C								
Adult Motel									C								
Adult Theater									C								
Air Cargo Services													P				
Aircraft Dealers													P				
Aircraft Maintenance and Service													P				
Aircraft Storage													P				
Airports													C				
Ambulance Services									P								
Amusement Centers (Video Arcades)									C	P							
Animal Clinics and Hospitals (No Outside Pens or Runs)									C			C	C				
Animal Clinics and Hospitals (With Outside Pens or Runs)												C	C				
Apiaries (Bee Keeping)	P																
Appliance Dealers, Household Sales and Service, Retail									P	P	P	P	P				
Armored Car Services										P		P	P				
Art Dealers									P	P	P						
Art Galleries									P	P	P						
Asphalt Product Manufacturing and/or Batch Plants													C				
Auction Houses (Agricultural and Livestock)	C																
Auction Houses (Non-Agricultural)										P		P	P				
Auditoriums (When Not Part of a School)									P	P		P	P				
Automobile Body Shops										C		P	P				
Automobile Dealers, New and Used, and Associated Services										P		P	P				
Automobile Dismantling and Impoundment Yards													C				
Automobile Glass, Installation and Sales										P		P	P				
Automobile Parts and Supplies Sales										P		P	P				
Automobile Repairs (Without Gas Pumps, Major Repair)										C		P	P				
Automobile Service Stations (See Gasoline Service Stations)																	
Automobile Washing and Waxing Facilities										P		P	P				

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																
USE	DISTRICT													WCSL OVERLAY DISTRICT	HISTORIC DISTRICT	
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD			
Bakeries, Non-Retail												P	P	P		
Bakeries, Retail							P	P	P	P				P		
Barber Shops							P	P	P	P				P		
Bars, Lounges, Taverns and Nightclubs								P	P	P						
Beauty Shops							P	P	P	P				P		
Beverage Distributors (Including Soft Drinks, Beer, Wine and Liquor)											P	P				
Bicycle Sales and Service							P	P	P	P	P	P		P		
Boarding Houses			C		P											
Boat Sales and Service										P		P	P			
Boat Storage (Inside Only)										P		P	P			
Boat Storage (Inside and Outside)											P	P				
Bottling Companies											P	P				
Broadcasting Studios								P	P		P	P				
Bus Garages											P	P				
Bus Terminals								C	C	C						
Campgrounds	C															
Catalogue Sales								P	P	P						
Cemeteries	C	C	C	C	C											
Chemical Manufacturing and/or Processing												C				
Child Care Centers	C	C	C	C	C	C	C	C	C	C	C	C		E		
Child Care Homes (In-Home Child Care)	C	C	C	C	C	C	C	C						E		
Churches, Chapels, Temples, Synagogues and Auxiliary Uses	C	C	C	C	C	C	C	C	C	C	C	C		E		
Cleaning Plants, Dry Cleaning and Laundries								P			P	P				
Cleaning Plants, Pick-up and Self- Service Laundries						P	P	P	P	P				P		
Clubs and Lodges (Not Including Gun Clubs)								P	P		P	P				
Community Centers		C	C	C	C	C								E		
Concrete Products and Bricks (Including Batch Plants, Outside Storage)												C				
Confined Feeding Operations	C															

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																
USE	DISTRICT														WCSL OVERLAY DISTRICT	HISTORIC DISTRICT
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD			
Construction Equipment, Heavy Duty, Sales and Service											P	P				
Contractors' Materials and Supplies (Inside Storage Only)									P		P	P				
Contractors' Materials and Supplies (Outside Storage)									C		P	P				
Convents and Monasteries		C	C		C											
Culture Centers								P	P							
Dairy Products and Processing											P	P				
Department Stores								P	P	P						
Drive-In Establishments (Uses not in this Table)								C	C							
Drug Stores and Pharmacies							P	P	P	P				P		
Dry Goods Stores								P	P	P						
Dwelling Units, Manufactured Home, Type I	P	P	P	P	P	P								P		
Dwelling Units, Manufactured Home, Type II						P										
Dwelling Units, Mobile Home						P										
Dwelling Units, Modular Homes	P	P	P	P	P	P								P		
Dwelling Units, Multi-Family			C		P			C						P		
Dwelling Units, Single-Family	P	P	P	P	P	P		C						P		
Dwelling Units, Single-Family, Attached			C	P	P			C						P		
Dwelling Units, Two-Family			C	P	P			C						P		
Electrical and Plumbing Sales, Retail (No Outside Storage)								P	P	P	P	P				
Electrical and Plumbing Sales, Wholesale (Including Outside Storage)									C		P	P				
Extraction and Related Industries													C			
Family Care Centers					C			C	C		C					
Family Care Homes (Six or Fewer Occupants)		C	C	C	C											
Farm Implement Sales and Service (Including Outside Storage)									C		P	P				
Farming, General	P	P	P													
Feed, Fertilizer and/or Seed Sales, Retail and Wholesale									C		P	P				

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USE	DISTRICT													PUD	WCSL OVERLAY DISTRICT	HISTORIC DISTRICT
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2				
Fertilizer Manufacturing													C			
Fire Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Fireworks, Sale of									P	P	P	P				
Floor Covering and Draperies								P	P	P	P	P				
Food Processing and Packaging											P	P				
Food Stores, Retail							P	P	P	P			P			
Foundries												P				
Freight Terminals											P	P				
Funeral Homes								P	P							
Furniture Refinishing and Stripping									P		P	P				
Furniture Stores							P	P	P	P						
Furrieries, Fur Shops and Storage								P	P	P						
Garden and Lawn Supply Stores								P	P	P	P	P				
Gas - Liquefied Petroleum, Bottled, and Bulk Storage and Manufacturing												C				
Gasoline Service Stations (Major Repair)									C		C					
Gasoline Service Stations (Minor Repair Only)								C	C	C	C					
Glass Distributors											P	P				
Glass Sales, Retail								P	P	P						
Golf Courses (Quasi-Public)	C	C	C													
Grain Elevators												P				
Grazing and Pasturage	C															
Greenhouses, Commercial	P								P		P	P				
Greenhouses, Private	C	C	C	C	C	C							C			
Grocery Stores, Retail							P	P	P	P			P			
Group Care Homes (7 to 12 Occupants)	C	C	C	C	C	C							C			
Group Housing Quarters (Dormitories, etc.)			C		C				P				C			
Gun Clubs								C	C		C	C				
Gun Sales								P	P	P	P	P				

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USE	DISTRICT													PUD	WCSL OVERLAY DISTRICT	HISTORIC DISTRICT	
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2					
Gunsmith Shops (Repair Only)								P	P								
Hardware Stores								P	P	P							
Heating and Air Conditioning Sales and Service								P	P	P	P	P					
Heliports											C	C					
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Hospitals, Institutions and Sanitariums										C							
Hotels								P	P								
Hotels, Apartment								P	P								
Ice Manufacturing Plants											P	P					
Interior Decorating Stores								P	P	P							
Junkyards													C				
Kennels (With Outside Runs or Pens)	C									C		C	C				
Land Reclamation Projects	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Landscaping Companies, Non-Retail Sales	P	P	P														
Landscaping Companies, Retail Sales										P		P	P				
Laundries, Commercial Plant								P	P		P						
Laundries, Pick-Up and Self- Service Coin-Operated						P	P	P	P	P					P		
Lawn Mower Sales and Service (Including Small Garden Tractors)										P	P	P	P				
Library, Branch		C	C	C	C	C	P				P				P		
Library, Main								P	P								
Liquor Stores (Package), Retail								P	P	P							
Locksmith Shops								P	P	P							
Lodging Houses			C		P												
Lumber Yards											P	P					
Machine Shops											P	P					
Marinas										P		P					
Massage Establishments										C							
Meat and Poultry Packing and Processing											C	C					
Metal Stamping Plants											P	P					

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																
USE	DISTRICT													PUD	WCSL OVERLAY DISTRICT	HISTORIC DISTRICT
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2				
Millwork Plants (Wood)												P	P			
Mining													C			
Mobile Home Parks						P										
Mobile Home Subdivisions						P										
Mobile/Modular Homes and Recreational Vehicle Manufacturing												P	P			
Mobile Home, Manufactured Home and Recreational Vehicle Sales and Service										P		P	P			
Model Homes (Sales Office, Temporary)		C	C	C	C	C										€
Monument Sales (Inside Display and Storage)								P	P	P						
Monument Sales (Including Outside Display and Storage)										P		P	P			
Mortuaries								P	P							
Motels										P						
Motorcycle & Moped Sales and Service										P	P	P	P			
Non-permanent Food Vendor										C	C					
Nursing Homes			C		C					C						
Nurseries, Non-Retail Sales	P															
Offices (Except as Otherwise Provided for in this Table)																
Offices, Business							C	P	P	P	P	P	€			
Offices, Corporate							C	P	P	P	P	P	€			
Offices, Chiropractor							C	P	P	P						€
Offices, Financial (No Drive-In Facilities)							C	P	P	P						€
Offices, Financial (With Drive-In Facilities)								P	P	P						
Offices, Governmental							C	P	P	P						€
Offices, Medical							C	P	P	P						€
Offices, Organizational (Civic, Social, Service, Fraternal, Business, Labor, Professional and Religious)							C	P	P	P						€
Offices, Professional							C	P	P	P						€
Offices, Real Estate							C	P	P	P						€
Package Liquor Stores, Retail								P	P	P						
Paint Stores								P	P	P						
Paper Products Manufacturing												C	C			

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																
USE	DISTRICT													PUD	WCSL OVERLAY DISTRICT	HISTORIC DISTRICT
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2				
Parking and Storage of Large Vehicles												P	P			
Parking Garages and Lots, Except for Parking and Storage of Large Vehicles, (Parking Other than that Required for Principal Use)						P		P	P			P	P			
Parks, Playgrounds, Tot Lots and Public Golf Courses	C	C	C	C	C	C	C	C	C	C	C	C	C	€		
Pawnshops and Secondhand Stores								P	P	P						
Pet Shops and Animal Grooming (Without Pet Boarding)								P	P	P						
Photo Pick-Up Stations							P	P	P	P						
Photo and Camera Supplies								P	P	P						
Photographic Studios								P	P	P						
Planned Developments														P		
Plastic Molding and Fabrication Plants												P	P			
Police Stations								P	P	P	P	P				
Poultry Dressing, Packing and Processing											C	C				
Printing (Newspapers, etc.)								P	P		P	P				
Printing and Blueprinting (Duplicating Only)							P	P	P	P				P		
Printing Plants (Full Scale Printing Operations)											P	P				
Produce Markets								P	P							
Race Tracks										C		C	C			
Radio, Television and Stereo Sales and Service								P	P	P						
Recording Studios								P	P		P	P				
Recreation Facilities (Quasi-Public and Indoor)								P	P	P	P	P				
Recreation Facilities (Quasi-Public and Outdoor, Except as Otherwise Provided in this Table)									P		P	P				
Recreational Vehicles Sales and Service									P		P	P				
Rental and Leasing Services (Including Outside Storage)									P		P	P				
Rental and Leasing Services (No Outside Storage)								P	P	P	P	P				
Repair Shops (Including Automobile, Truck, and Tractor)									C		P	P				
Repair Shops (Non-Automobile, No Outside Storage Included)							P	P	P		P	P	P			

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USE	DISTRICT													PUD	WCSL OVERLAY DISTRICT	HISTORIC DISTRICT
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2				
Research and Development Facilities and Laboratories (Involving Fire or Explosive Hazards, Radioactivity or Dangerous Gases)													C			
Research and Development Facilities and Laboratories (Not Involving Fire or Explosive Hazards, Radioactivity or Dangerous Gases)									P			P	P			
Restaurants (Including Drive-Ins)										P		P	P			
Restaurants (Not Including Drive-Ins)								P	P	P	P	P				
Roadside Stands	C															
Rooming Houses			C		P											
Rubber Products Manufacturing											P	P				
Sanitary Landfills											C	C				
Sawmills												P				
Schools, Art								P	P							
Schools, Aviation												P				
Schools, Business								P	P							
Schools, Colleges and Universities			P						P							
Schools, Driver Education								P	P		P	P				
Schools, Elementary	C	C	C	C	C	C							€			
Schools, Middle	C	C	C	C	C	C							€			
Schools, Secondary (High)	C	C	C	C	C	C							€			
Schools, Vocational								P	P		P	P				
Services, Commercial (Convenience Uses)							P	P	P	P	P	P	P			
Sheet Metal Work, Manufacturing											P	P				
Shoe Repair Shops							P	P	P	P						
Shoe Stores								P	P	P						
Sign Manufacturing (With Outside Storage)											P	P				
Sign Painting (No Outside Storage Included)									P		P	P				
Slaughterhouses, Meat and Poultry Packing and Processing												C				
Snowmobile Sales and Service									P		P	P				
Social Rehabilitation Centers			C		C								€			

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USE	DISTRICT													WCSL OVERLAY DISTRICT	HISTORIC DISTRICT		
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD				
Specialty Shops (Except as Otherwise Provided in this Table)																	
Specialty Shops, Antiques								P	P	P							
Specialty Shops, Art and Art Supplies								P	P	P							
Specialty Shops, Books and Cards								P	P	P							
Specialty Shops, China								P	P	P							
Specialty Shops, Dairy Products							P	P	P	P						P	
Specialty Shops, Delicatessen							P	P	P	P						P	
Specialty Shops, Drafting Supplies								P	P	P							
Specialty Shops, Gifts								P	P	P							
Specialty Shops, Glassware								P	P	P							
Specialty Shops, Hobby								P	P	P							
Specialty Shops, Jewelry								P	P	P							
Specialty Shops, Leather								P	P	P							
Specialty Shops, Meat and Produce								P	P	P							
Specialty Shops, Metalware								P	P	P							
Specialty Shops, Music								P	P	P							
Specialty Shops, Record								P	P	P							
Specialty Shops, Sporting Goods								P	P	P							
Specialty Shops, Stationary and Cards								P	P	P							
Specialty Shops, Upholstery Shops and Upholsterers								P	P	P							
Stables	P																
Stereo, Radio and Television Sales and Service								P	P	P							
Storage, Inside (Involving Fire, Explosive, Hazards, Radioactivity or Dangerous Gases)											C	C					
Supermarkets								P	P	P						P	
Swimming Pools (Quasi- Public)		C	C	C	C	C										C	
Swimming Pools (Private)	C	C	C	C	C	C										C	
Tattoo Parlors										C		C					
Taxidermist								P	P								

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																	
USE	DISTRICT													PUD	WCSL OVERLAY DISTRICT	HISTORIC DISTRICT	
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2					
Television, Radio and Stereo Sales and Service								P	P	P							
Television and Radio Stations and Towers (Over 50 Feet in Height)								P	P			P	P				
Tennis Courts (Private)	C	C	C	C	C	C										€	
Tennis Courts (Quasi-Public)		C	C	C	C	C										€	
Theaters (Not Including Drive-Ins)								P	P	P							
Theaters, Drive-Ins										C		C	C				
Tire Recapping and Retreading												P	P				
Tire Sales and Service								P	P	P		P	P				
Tool and Die Shops												P	P				
Tourists Homes	P	P	P-€	P	P			P	P								
Tower, Data Communication								C	C	C		C	C			€	
Truck Repairs, Heavy Trucks, etc.												P	P				
Truck Sales, New and Used, and Associated Services										P		P	P				
Truck Terminals												P	P				
Used or Secondhand Stores								P	P	P							
Utility Companies, Main Installation								P	P			P	P				
Utility Companies, Substations	C	C	C	C	C	C	C	C	C	C	C	C	C			€	
Variety Stores								P	P	P							
Veterinary Clinics and Hospitals (No Outside Pens or Runs)										C		C	C				
Veterinary Clinics and Hospitals (With Outside Pens or Runs)												C	C				
Warehousing, Commercial										P		P	P				
Warehousing, Mini										P		P	P				
Welding Shops												P	P				
Wholesale (Food), Non-Retail												P	P				
Wireless Facility with Wireless Support Structure																	P