

Appendix 3 - Agricultural District/MU-20/MU-40 Allowed Uses Comparison Table

The table below provides a comparative view of the uses allowed in the current Agricultural (A) District and the proposed Mixed Use - 20 (MU-20) and Mixed Use - 40 (MU-40) Districts. The key to the symbols used is as follows: (S) indicates a Special Use, (A) indicates an Accessory Use, and (P) indicates a Principal Use. Where there is a blank, this indicates that the use is not listed in that district and, under permissive zoning regulations, means that the use would not be allowed in that district.

Uses	A	MU-20	MU-40	Change?	Notes
Agricultural Commodity Storage Facility	S	S	P	Yes	
Commercial propagation, boarding, grazing or butchering of animals and fowl provided that the animals may not be stabled or processed within one (1) mile from any adjacent residences. The adjacent residences must be residences that are present prior to the date of receiving the application for this use. The operation can be used as a wholesale feed lot, meat packing plant, slaughterhouse, rendering plant, and the like.	S			Yes	Replaced by "slaughterhouse" and "Commercial Feedlot" or "CAFO" terms to distinguish unique characteristics of uses.
Commercial propagation, boarding, grazing or butchering of small animals and fowl provided that the animals may not be stabled or processed within two hundred (200) feet from any property line and the operation is not considered a wholesale feed lot or meat packing use.	S			Yes	Replaced by "slaughterhouse" and "Commercial Feedlot" or "CAFO" terms to distinguish unique characteristics of uses.
Commercially operated feedlots or concentrated animal feeding facilities if located on a tract of land 40 acres minimum in size and no adjacent residences are within one (1) mile at the time of application.	S			Yes	Compositional terms modified to distinguish between Commercial Feedlot (AFO) and CAFO in accordance with state and federal regulations. This call out was modified to reflect changes in terms.
Distillery	S		S	Yes	
Federal firearm retailers, dealers, repairers.	S	S		Yes	
General sales, including agricultural sales, auction sales, convenience sales, shopping center, specialty sales.	S	S		Yes	
Guest ranch, provided parcel size is 20 acres or greater.	S	S	P	Yes	
Junk yard/salvage yard, provided parcel is twenty (20) acres or greater.	S		S	Yes	
Large equipment rental/sales/repair	S			Yes	
Manufactured housing sales.	S	S		Yes	
Nursing home, retirement home.	S	S		Yes	
Oil and gas exploration, drilling, and production subject to the requirements of Section 8.13 of these regulations.	S		S	Yes	
Outdoor sports and recreation/Outdoor entertainment, including commercial rodeo grounds, commercial stables, riding academy, and animal therapeutic facilities.	S	S	P	Yes	
Outfitter/guide facility	S	S		Yes	
Parking structure/garage	S	S		Yes	
Power plant	S		S	Yes	
Storage of building material and equipment and temporary building(s) utilized in conjunction with the construction of a development project. Such storage or building(s) shall not exceed the duration of such construction or a time as may be stipulated by the Zoning Board of Adjustment.	S	S	P	Yes	
Tourist cabins	S	S		Yes	
Value added agricultural commodity processing facility. This may include processing, manufacturing, storage, and the like.	S	S	P	Yes	
Veterinary clinic provided that the structure and use are not less than two hundred (200) feet from any residential district.	S		P	Yes	
Warehouse	S	S		Yes	
Bed and breakfast	P	P		Yes	
Campground, recreational vehicle park	P	S		Yes	

Community center	P	P	S	Yes	
Golf driving range if located on a tract of five (5) acres or greater.	P	P	S	Yes	
Power plant, commercial wind farms (not to exceed 1 megawatt) subject to the requirements of Section 8.10 of zoning regulations.	P	S	P	Yes	
Public building	P	P	S	Yes	
Tourist home	P	P		Yes	
Alcohol Distillery		S	S	Yes	New addition
Animal Therapeutic Facility		P	P	Yes	New addition
Composting facility			S	Yes	New addition
Federal Ammunition Manufacturer		S		Yes	New addition
Manufacturing			S	Yes	New: pre-existing term, replaced "Light manufacturing & assembly" which is not defined in current regulations.
Microbrewery		S	S	Yes	New addition
Restaurant		S		Yes	New addition
Retail		S		Yes	New addition
Specialty sales		S		Yes	New addition
Tavern		S		Yes	New addition
Veterinary clinic, large animal		S		Yes	New addition
Veterinary clinic, small animal		S		Yes	New addition
Wild-game Processing Facility		S	P	Yes	New addition
Concession stand, where a legally permitted principal land use of any of the following exists: Motorized Sports Entertainment, Outdoor Sports and Recreation/Outdoor Entertainment, Indoor Sports and Recreation/Indoor Entertainment, Event Center.		A	A	Yes	New addition
Private Power Plant (up to 50kW)		A	A	Yes	New addition
Event Center		S	S	Yes	New addition
Private Power Plant (greater than 50kW)		S	S	Yes	New addition
Commercial Feedlot or Concentrated Animal Feeding Operation (CAFO) if located on a tract of 40 acres minimum in size and no adjacent residences are within one (1) mile at the time of application.			S	Yes	Revision of "commercially operated feedlots or concentrated animal feeding facilities " use call out in §7.2.4(7) of the current regulations.
Slaughterhouse			S	Yes	Revision of "Commercial propagation, boarding, grazing or butchering of animals and fowl " use call out in §7.2.4(6) of the current regulations.
Rendering Plant			S	Yes	New addition
Accessory building/structure which is customarily used in conjunction with and incidental to a permitted principal use or structure	A	A	A	No	
Artisan shop	S	S	S	No	
Bus transit terminal, freight terminal, and railroad yards, provided parcel size is twenty (20) acres or greater.	S	S	S	No	
Cemetery, including masoleum and crematorium provided that any mausoleum or crematorium shall be a distance of at least two-hundred (200) feet from any adjacent property or street and shall contain an area of twenty (20) acres or more.	S	S	S	No	
Contractor yard, small (8.15.1)	S	S	S	No	
Day care center, Group day care home, family day care home, community residential facility	S	S	S	No	
Educational facility	S	S	S	No	

Golf course or country club, including directly associated incidental and accessory facilities including a pro shop, lounge and restaurant catering only to users of the golf course; but not including commercially operated pitch and putt course or miniature golf course. Also includes swimming pool, soccer, baseball, softball fields and the like.	S	S	S	No	
Hospital, health care centers and facilities, provided parcel size is twenty (20) acres or greater.	S	S	S	No	
Indoor sports and recreation/Indoor entertainment including commercial rodeo grounds, commercial stables, riding academy, and animal therapeutic facilities.	S	S	S	No	
Membership Club	S	S	S	No	
Mobile home park/Mobile home court	S	S	S	No	
Motorized Sport Entertainment provided that no residences are located within 1 mile of the proposed use, at the time of application.	S	S	S	No	
Public or privately owned airport, landing area, or helipad. Site must be a minimum of 20 acres and 1000 feet from school.	S	S	S	No	
Quarry (including cutting, breaking, shaping, and finishing of quarried rock), sand and gravel pit, top soil stripping, providing that any building housing power or power producing machines shall be a distance of at least two hundred feet from all adjacent property or street and highway lines. Operational hours shall be limited from 7:00 to 19:00.	S	S	S	No	
Second dwelling unit on parcel less than 20 acres.	S	S	S	No	
Small and large equipment rental/sales/repair and general repair.	S	S	S	No	
Solid Waste Disposal Site, Solid Waste Transfer Station, Recycling Center, and Composting Facilities, provided parcel size is twenty (20) acres or greater.	S	S	S	No	
Storage facility, self-service where indoor storage space is provided for rent or lease and subject to the identified conditions	S	S	S	No	
Temporary workforce housing (temporary labor camp).	S	S	S	No	
Utilities both minor and major.	S	S	S	No	
Workforce housing (Permanent labor camp)	S	S	S	No	
Worship facility	S	S	S	No	
A one or two family dwelling(s) on a parcel of 20 acres or greater. If a parcel is less than 20 acres, a second dwelling is allowed with an approved Special Use Permit.	P	P	P	No	This is separated into two line items in the proposed regulations. 7.6.9 (2) allows for a SFD and 7.6.9 (3) allows for a two family dwelling or second SFD.
Agricultural uses of land and usual agricultural buildings and structures	P	P	P	No	
Commercial building for raising, breeding and boarding small domestic animals provided that such building, including dog runs, shall be at least one hundred (100) feet from all property lines and shall comply with the standards listed in Section 8.7 of zoning regulations.	P	P	P	No	
Commercial dairy if on a parcel 20 acres or greater	P	P	P	No	
Community garden	P	P	P	No	
On-site construction office	P	P	P	No	
Park	P	P	P	No	
Public and private forest and wildlife preserve and similar conservation areas	P	P	P	No	
Public safety facility	P	P	P	No	
Riding and roping arena, excluding commercial rodeo grounds, commercial stables, animal therapeutic facilities, providing such use shall be at least two hundred (200) feet from any lot in any other district. Participants must number less than twenty-five (25) total for all events or a special use permit is required. Parcel must be 20 acres or greater.	P	P	P	No	

Tower and studio facilities related to radio, television broadcasting stations, telecommunications, amateur radio station and/or antenna meteorological towers, residential wind turbines not to exceed 50 kW, Amateur Radio operations, subject to the requirements in Section 8.8 of zoning regulations.	P	P	P	No	
On tracts of land 160 acres or larger, a dwelling or dwellings of owner or lessee of the land. These may be occupied by employees of the owner or lessee of the land. They may be occupied by any person or persons the owner or lessee of the land desires so long as the dwellings or dwellings are not rented, leased, or used for any commercial or industrial uses.	A	A	A	No	
Roadside stands offering for sale only local agricultural products or other products produced on the premises.	A	A	A	No	