

ZONING

250 Attachment 1

Village of Sidney

Table of Principal Uses and Special Uses
 [Amended 1-20-2003 by Ord. No. 2003-02; 3-2-2009 by Ord. No. 2009-02;
 at time of adoption of Code (see Ch. 1, General Provisions, Art. I); 12-6-2021 by Ord. No.
 2021-05]

KEY:

P - Permitted Use

S - Special Use

| | RR | R-1 | R-2 | CR | C | I |
|--|----|-----|-----|----|---|---|
| Residential Uses | | | | | | |
| Single-family dwelling | P | P | P | S | S | |
| Two-family dwelling | P | P | P | S | S | |
| Multiple-family dwelling (medium-density) | | | P | | | |
| Hotel or motel | | | | | P | |
| Other residential uses | | S | S | | S | |
| Resource Production and Agricultural Uses | | | | | | |
| Agriculture, including customary accessory uses | | | | | P | P |
| Commercial greenhouse | S | | | | P | |
| Other agricultural uses | S | | | | | |
| Public and Quasi-Public Facilities | | | | | | |
| Public elementary school, junior and senior high school | | S | S | | | |
| Church or temple or other place of worship | | P | P | P | | |
| Municipal or government building | | S | S | S | P | P |
| Police station or fire station | | P | P | S | P | P |
| Public park or recreational facility | | P | P | S | P | P |
| Sewage disposal plant or lagoon | | | | | | S |
| Public hospital | | S | S | | P | |
| Other public uses | | S | S | | S | |
| Commercial Transportation Uses | | | | | | |
| Railway station | | | | | P | P |
| Railroad yards and freight terminals | | | | | | P |
| Business Uses: Agricultural | | | | | | |
| Farm chemicals and fertilizer sales; including incidental storage and mixing or blended fertilizer | | | | | | S |
| Farm equipment sales and service | | | | | S | P |
| Feed and grain (sales only) | | | | | | P |
| Grain storage elevators and bins | | | | | | P |

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|--|----|-----|-----|----|---|---|
| Other agricultural business uses | | | | | S | S |
| Business Uses: Automobile Sales and Service | | | | | | |
| Automobile, truck trailer or boat sales room (indoors) | | | | | P | P |
| Gasoline service station | | | | | P | P |
| Public maintenance and storage garage | | | | | P | P |
| Automobile washing facility | | | | | P | P |
| Automobile repair and service | | | | | P | P |
| Business Uses: Business, Private Educational and Financial Services | | | | | | |
| Bank, savings and loan association | | | | | P | |
| Insurance and real estate office | | S | S | | P | |
| Business office | | | | | P | |
| Professional office | | | | | P | |
| Private kindergarten or day-care facility | | S | S | | P | |
| Other offices | | | | | P | |
| Business Uses: Food Sales and Services | | | | | | |
| Restaurant (indoor service only) | | | | | P | |
| Supermarket or grocery store | | | | | P | |
| Drive-in restaurant | | | | | P | |
| Tavern or night club | | | | | P | |
| Dairy store | | | | | P | |
| Other food and service uses | | | | | P | |
| Business Uses: Personal Services | | | | | | |
| Barber shop | | S | S | | P | |
| Beauty shop | | S | S | | P | |
| Dressmaking shop | | S | S | | P | |
| Dry-cleaning establishment | | | | | P | |
| Self-service laundromat | | | | | P | |
| Medical or dental clinic | | S | S | | P | |
| Other personal service uses | | S | S | | P | |
| Business Uses: Recreational | | | | | | |
| Noncommercial resort or day camp | | S | S | S | | |
| Bowling alley | | | | | P | |
| Lodge or private club | | S | S | | P | |
| Indoor recreational development | | | | | S | |
| Public camp or picnic area | | | | S | | |
| Riding stable | | | | S | | |
| Business Uses: Retail Trade | | | | | | |
| Building material sales | | | | | S | S |

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|---|----|-----|-----|----|---|---|
| Drugstore | | | | | P | |
| Furniture store - office equipment sales | | | | | P | |
| Antique or used furniture sales and service | | | | | P | |
| Fuel oil, ice, coal, wood (sales only) | | | | | | S |
| Lawnmower sales and service | | | | | P | P |
| Household appliances | | | | | P | |
| Florist, gift shop | | S | S | | P | |
| Clothing store, shoe sales and repair | | | | | P | |
| Auction house | | | | | S | |
| Business Uses: Miscellaneous | | | | | | |
| Veterinary hospital or kennel | | | | | S | S |
| Warehouse | | | | | P | P |
| Home occupation | | P | P | P | P | |
| Other business services | | | | | S | |
| Water tower operated by a utility | | | | | P | |
| Water treatment/processing facility operated by a utility | | | | | P | |