

ZONING

170 Attachment 2

Town of St. Joseph

Zoning Use Table

NOTES: P = Permitted, C = Conditional, A = Accessory Use, * = Use Regulations Apply

This table is provided as a convenience for general review of permissions within zoning districts. Chapter 170 text includes more detail and shall overrule any discrepancy between the text and this table.

Standard*	Traditional Residential	Preservation Residential	Ag/Rural Residential 20+ Acres	Ag/Rural Residential 5 to 20 Acres	Ag/Rural Residential <5 Acres	Conservancy District	Traditional Commercial	Town Center Commercial	Rural Mixed Use	Business Park
Agriculture										
Aquaculture		P	P	P						P
Beekeeping	P	P	P	P	P					P
Livestock facility (<200 animal units)		C								
Livestock facility of any size			C	C	C					
Keeping of livestock			C	C	C					
Raising chickens, ducks, and fowl	P	P	P	P	P					
Plants										
Crop or forage production		P	P	P	P					
Floriculture		P	P	P	P					P
Forest management		P	P	P	P					
Sod or Christmas tree production		P	P	P	P					
Wholesale nursery		C	P	P	C					P
Community garden	P	P	P	P	P			P	P	P
Community-supported agriculture (CSA food farm)			P	P	P				P	P
Nurseries for propagation of plants only		P	P	P	P					
Greenhouse or nursery for retail plant sales		P	P	P	P		C		C	P
Greenhouse	A	A	A	A	A		A	A	A	A
Harvesting wild crops	P	P	P	P	P					
Pick-your-own operations			P	P						
Residential										
Residences										
Accessory buildings	A	A	A	A	A		A	A	A	A
Dwelling, single-family	P	P	P	P	P			P	P	
Dwelling, secondary	C	C	C	C	C				P	
Dwelling, two-family	C	C	C	C	C			P	P	
Dwelling, multiple								C	C	
Live-work units								C	C	
Temporary residence	C	C	C	C	C					
Group living										
Community living arrangement (1 to 8 persons)	P	P	P	P	P					
Community living arrangement (9 to 15 persons)	C	C	C	C	C					
Community living arrangement (greater than 15 persons)	C	C	C	C	C					
Foster home/adult family home	P	P	P	P	P					

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Residential care services/group home	C						C		C	
Commercial/mixed uses										
Animal services										
Kennel, commercial (5 acres or more)		C	C	C						
Veterinary clinic for domestic animals								C	C	P
Arts, entertainment and recreation										
Adult establishment							C			
Artisan workshop							C	C	C	P
Athletic fields or sport courts								C	C	C
Dance school, fitness center or similar indoor recreation facility								C	C	P
Drive-in theater							C			
Game arcade										P
Golf course		C	C							
Museum, gallery or similar cultural center								C	C	P
Reception, meeting or community events center								C	C	P
Recreation outfitter								C	C	C
Single-screen theater, movie, or performing arts stage								C	C	C
Day care										
Child-care center (9 or more children)										P
Small group day care for children or adults (up to 8 children or adults)	P	P	P	P	P		P	P	P	P
Food and beverage sales/service										
Bakery or deli								C	C	P
Grocer or food cooperative								C	C	P
Liquor store							C	C	C	P
Roadside stand	P	P	P	P	P					
Sales of processed or preserved agricultural products and produce										P
Specialty beverage tasting room with retail sales										C
Tavern, cafe or restaurant							C	C	C	P
Lodging										
Boarding house	C							C	C	
Bed and breakfast	C	C	C	C	C			C	C	
Campground, private			C	C						
Campground, public										
Mobile home park									C	
Offices and professional services										
Courier and messenger service										P
Financial or investment institution								P		P
Home health care service offices								P	P	P
Innovation workspace							C	C	C	P
Office - business or professional							P	P	P	P
Technology, software and computer services										P
Personal services										

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Barber, salon, day spa or beauty shop								C	P	P
Car wash									C	C
Dental clinic							C	C	C	P
Funeral home									C	
Laundromat								C	C	C
Medical clinic								C	C	C
Product repair and contractor services										
Automotive service, repair and towing							C		C	C
Contractor sales and service							C	C	C	P
Maintenance and repair of goods and equipment							C	C	C	C
Retail sales										
Artisan furniture or clothing and similar retail sales								P	P	P
Automotive parts, accessories and tire stores										C
Convenience store, with or without gasoline sales							C		C	P
Dealerships (off-road, watercraft and implements)							C			C
Drug store/pharmacy								C	C	P
Farm market or other open-air agri-business		C	C	C			C	C	C	C
Farm-related exhibition, sale or event			C	C	C					
Garden center								C	P	P
Hardware supply store								C	P	P
Landscape supply and contracting business (plant or tree nursery)							C			P
Notion, variety or gift shop								P	P	P
Office supply, printing, photocopy and packaging and similar services										P
Optical sales								C	C	P
Miscellaneous commercial										
Agricultural business			P							C
Home occupations, major	C	C	C	C	C				C	
Home occupations, minor	P	P	P	P	P				P	
Nonmetallic mining			C							
Any building more than 5,500 square feet										C
INDUSTRIAL/PRODUCTION										
Manufacturing and employment										
Building construction services										P
Cabinetry, cabinet making and counters										P
Cut-and-sew apparel manufacturing										P
Fruit and vegetable preserving and speciality food manufacturing/packaging, with the exception of animals										C
Industry, light										C
Microbrewery, or distillery with tap/tasting room										C
Renewable energy production equipment,										C

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distribution and sales (wind, solar, and geothermal)										
Winery										C
Warehousing, storage & distribution										
Contractor storage yard		C	C	C			C		C	
Propane storage and distribution							C			
Seasonal storage		C	C	C	C		C			
Self-storage facility							C			
INFRASTRUCTURE										
Utilities										
Electric-generating facility, small-scale	C	C	C	C	C					
Essential services	P	P	P	P	P		P	P	P	P
Irrigation and industrial water supply		C	C							C
Mobile support structures and facilities	C	C	C	C	C	C	C	C	C	C
Utility, minor	C	C	C	C	C					P
Solar energy production, small-scale	C	C	C	C	C	C	C	P	P	P
Solar energy production, large-scale			C	C			C	C		C
Wind energy	C	C	C	C	C	C	C	C	C	
Wired and wireless communication/cable/transmission facility			C	C			C			C
PUBLIC, CIVIC & INSTITUTIONAL										
Assembly										
Governmental, institutional, or nonprofit community use	C	C	C	C	C					P
Club, lodge or meeting hall								C	C	P
Churches/religious institution	C	C	C	C	C			C	C	P
Educational institutions and services										
Botanical garden or similar outdoor exhibits and scientific plant study		P				P				P
Interpretive and/or research center for historical, natural or social sciences		C				P		C	C	C
Preschool								C	C	P
School (public or private)	C	C	C	C	C		P	P	P	P
Technical or trade school										P
Public administration										
Library	C	C	P	P	P			C	P	P
Community center								C	P	P
Parks, trails and open space	P	P	P	P	P	P	P	P	P	P
Postal service									P	P
Public safety	C	C	P	P	P		P		C	P
Social services and nonprofit organizations										
Child and youth services										C
Elderly and disabled services										C
Family services (food, emergency, etc.)										C

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Zoning Standards Table										
Lot and surface										
Lot area, minimum	3 acres	3 acres density	20 acres	5 acres	3 acres	3 acres	3 acres	3 acres	3 acres	3 acres
Landscaped area, minimum								15%	15%	15%
Natural area, minimum						65%				
Building coverage, maximum						5,500 square feet		2,500 square feet/10%	4,000 square feet/10%	5,500 square feet/20%
Impervious hard surface lot coverage, maximum						10%		20%	20%	20%
Building height										
Principal building height, maximum	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
Accessory dwelling/structure height, maximum (not applicable to ag buildings)	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
Setbacks, residential abuttment										
Side yard, minimum	10'	20'	20'	20'	20'	20'	20'	20'	20'	50'
Rear yard, minimum	10'	20'	20'	20'	20'	20'	20'	20'	20'	50'
Side yard for an accessory dwelling/structure, minimum	10'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Front yard setback on access roads from ROW	30'	50'	75'	75'	75'	75'	75'	75'	75'	75'
Subcollector and collector road front yard setback from ROW	30'	50'	100'	100'	100'	100'	100'	100'	100'	100'
Setbacks, business abuttment										
Side yard setback, minimum						20"	20'	20'	20'	50'
Rear yard setback, minimum						20"	20'	20'	20'	50'
Side yard for an accessory structure, minimum						20"	20'	20'	20'	20'