

ZONING

400 Attachment 1

Township of Polk

Schedule of Uses

RR Rural Residential District

[Amended 5-20-2019 by Ord. No. 2019-04; 8-26-2024 by Ord. No. 2024-04]

<p>INTENT: To provide for agriculture, forestry, low-density, single-family housing open space and other suitable recreational uses that will protect the environment, and the rural character of the Township; and to protect important natural features and to carefully coordinate new development with existing low-density and agricultural and forestry land uses.</p>		
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Agricultural products processing only for products raised on the premises - Agritourism - Animal husbandry, commercial - Bed-and-breakfast inns - Camps/retreats 	<ul style="list-style-type: none"> - Cemeteries - Concentrated animal feeding operations - Crop production - Development sales offices - Forestry - Greenhouses, wholesale - Group homes - Hunting/fishing clubs or camps 	<ul style="list-style-type: none"> - Nurseries, wholesale - Public parks and playgrounds - Recreational cabins - Single-family detached dwellings - Township buildings and uses - Veterinary clinics - Wineries, farm
<p>ACCESSORY USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Accessory uses customary to approved uses - Animal husbandry, home use - Barns, silos, sheds, and similar agricultural buildings - Common facilities - Day care, family home - Decks - Essential services - Farm stands - Garages, private - Gazebos 	<ul style="list-style-type: none"> - Greenhouses, private - Ground source heat pumps - Guard houses - Home gardens and home nurseries - No-impact home-based businesses - Parking areas accessory to approved uses - Patios - Pets, keeping of - Porches - Private garages, carports, sheds - Retail sales of agricultural/forestry products produced and/or processed on the premises 	<ul style="list-style-type: none"> - Retail sales up to 5,000 square feet of agricultural/forestry related products with an active agriculture/forestry use - Satellite dish antennas or satellite antennas - Signs accessory to approved uses - Solar collectors - Stables, private in association with a single-family detached dwelling - Swimming pools - Wind turbine generators, accessory - Yard, lawn, garage, tag or estate sales
<p>CONDITIONAL USES (Planning Commission/Supervisors)</p> <ul style="list-style-type: none"> - Archery ranges, outdoor commercial - Assisted-care dwelling unit for relative - Assisted-living facilities - Bus shelters - Campgrounds and recreational vehicle parks 	<ul style="list-style-type: none"> - Commercial communications device sites - Conservation design subdivisions, Option 1 - Country clubs - Golf courses - Home-based businesses - Home occupations (See § 400-504C for accessory use home occupations.) - Lot averaging 	<ul style="list-style-type: none"> - Mineral extraction - Personal care homes - Recreational facilities, public - Shooting preserves - Solar power generation, commercial - Stables, commercial - Storage yards for forest products and minerals - Trade schools
<p>SPECIAL EXCEPTIONS (Planning Commission/ZHB)</p> <ul style="list-style-type: none"> - None 	<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the RR District except as approved in accord with § 400-405B.</p>	

POLK CODE

**Schedule of Uses
R-1 Residential District
[Amended 8-26-2024 by Ord. No. 2024-04]**

<p>INTENT: To permit, protect and encourage the continued use of land for agriculture and forestry while allowing low-density single-family dwellings and other uses which are consistent with the rural, open character of the district.</p>		
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Agricultural products processing only for products raised on the premises - Agritourism - Animal husbandry, commercial 	<ul style="list-style-type: none"> Bed-and-breakfast inns - Cemeteries - Crop production - Development sales offices - Forestry - Group homes - Hunting/fishing clubs or camps 	<ul style="list-style-type: none"> - Nurseries, wholesale - Public parks and playgrounds - Recreational cabins - Single-family detached dwellings - Township buildings and uses - Wineries, farm
<p>ACCESSORY USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Accessory uses customary to approved uses - Animal husbandry, home use - Barns, silos, sheds, and similar agricultural buildings - Common facilities - Day care, family home - Decks - Essential services - Farm stands - Garages, private - Gazebos 	<ul style="list-style-type: none"> - Greenhouses, private - Ground source heat pumps - Guard houses - Home gardens and home nurseries - No-impact home-based businesses - Parking areas accessory to approved uses - Patios - Pets, keeping of - Porches - Private garages, carports, sheds - Retail sales of agricultural/forestry products produced and/or processed on the premises 	<ul style="list-style-type: none"> - Retail sales up to 5,000 square feet of agricultural/forestry related products with an active agriculture/forestry use - Satellite dish antennas or satellite antennas - Signs accessory to approved uses - Solar collectors - Stables, private in association with a single-family detached dwelling - Swimming pools - Wind turbine generators, accessory - Yard, lawn, garage, tag or estate sales
<p>CONDITIONAL USES (Planning Commission/Supervisors)</p> <ul style="list-style-type: none"> - Airports - Assisted care dwelling unit for relative - Bus shelters - Clinics - Colleges - Conservation design subdivisions, Options 1 and 2 	<ul style="list-style-type: none"> - Country clubs - Emergency services stations - Fraternity or sorority houses - Golf courses - Home-based businesses - Home occupations (See § 400-504 for accessory use home occupations.) - Places of worship 	<ul style="list-style-type: none"> - Public and semipublic buildings and uses - Recreational facilities, public - Religious quarters - Schools, public or private, primary or secondary - Shooting preserves
<p>SPECIAL EXCEPTIONS (Planning Commission/ZHB)</p> <ul style="list-style-type: none"> - None 	<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-1 District except as approved in accord with § 400-405B.</p>	

ZONING

Schedule of Uses

R-2 Rural/Village Residential District

[Amended 2-28-2022 by Ord. No. 2022-05; 8-26-2024 by Ord. No. 2024-02; 8-26-2024 by Ord. No. 2024-04]

<p>INTENT: To permit, protect and encourage the continued use of land for agriculture and forestry while allowing low and moderate density housing and other compatible uses which will enhance the district as an attractive living environment.</p>		
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Agricultural products processing only for products raised on the premises - Agritourism - Animal husbandry, commercial 	<ul style="list-style-type: none"> - Bed-and-breakfast inns - Cemeteries - Clubs and lodges, private - Crop production - Development sales offices - Forestry - Group homes 	<ul style="list-style-type: none"> - Nurseries, wholesale - Public parks and playgrounds - Single-family detached dwellings - Township buildings and uses - Two-family dwellings - Wineries, farm
<p>ACCESSORY USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Accessory uses customary to approved uses - Animal husbandry, home use - Barns, silos, sheds, and similar agricultural buildings - Common facilities - Day care, family home - Decks - Essential services - Farm stands - Garages, private - Gazebos 	<ul style="list-style-type: none"> - Greenhouses, private - Ground source heat pumps - Guard houses - Home gardens and home nurseries - No-impact home-based businesses - Parking areas accessory to approved uses - Patios - Pets, keeping of - Porches - Private garages, carports, sheds - Retail sales of agricultural/forestry products produced and/or processed on the premises 	<ul style="list-style-type: none"> - Retail sales up to 5,000 square feet of agricultural/forestry related products with an active agriculture/forestry use - Satellite dish antennas or satellite antennas - Signs accessory to approved uses - Solar collectors - Stables, private in association with a single-family detached dwelling - Swimming pools - Wind turbine generators, accessory - Yard, lawn, garage, tag or estate sales
<p>CONDITIONAL USES (Planning Commission/Supervisors)</p> <ul style="list-style-type: none"> - Art studios - Assisted-care dwelling unit for relative - Assisted-living facilities - Bus shelters - Conservation design subdivisions, Options 1, 2 and 3 	<ul style="list-style-type: none"> - Emergency services stations - Home-based businesses - Home occupations (See § 400-504C for accessory use home occupations.) - Mineral extraction, minor - Mobile home parks - Multifamily dwellings - Personal care homes 	<ul style="list-style-type: none"> - Places of worship - Public and semipublic buildings and uses - Recreational facilities, public - Religious quarters - Schools, public or private, primary or secondary
<p>SPECIAL EXCEPTIONS (Planning Commission/ZHB)</p> <ul style="list-style-type: none"> - None 	<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-2 District except as approved in accord with § 400-405B.</p>	

POLK CODE

**Schedule of Uses
R-3 Village Center District
[Amended 8-26-2024 by Ord. No. 2024-04]**

<p>INTENT: To provide for a variety of housing types, as well as commercial, service and public and semipublic uses to promote a pleasant and suitable living environment.</p>		
<p>PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Agricultural products processing only for products raised on the premises - Agritourism - Art studios - Banks - Bed-and-breakfast inns - Business offices - Business services - Cemeteries - Charging stations 	<ul style="list-style-type: none"> - Clubs and lodges, private - Convenience stores - Crop production - Development sales offices - Forestry - Funeral homes - Group homes - Massage facility, therapeutic - Meeting, assembly or banquet halls - Motels - Nurseries, wholesale - Professional offices 	<ul style="list-style-type: none"> - Public parks and playgrounds - Recreation facility, indoor commercial - Restaurants - Restaurants, take-out - Retail businesses - Service establishments - Single-family detached dwellings - Theaters, indoor - Township buildings and uses - Two-family dwellings - Veterinary clinics - Wineries, farm
<p>ACCESSORY USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Accessory uses customary to approved uses - Animal husbandry, home use - Barns, silos, sheds, and similar agricultural buildings - Common facilities - Day care, family home - Decks - Essential services - Farm stands - Garages, private - Gazebos 	<ul style="list-style-type: none"> - Greenhouses, private - Ground source heat pumps - Guard houses - Home gardens and home nurseries - No-impact home-based businesses - Parking areas accessory to approved uses - Patios - Pets, keeping of - Porches - Private garages, carports, sheds - Retail sales of agricultural/forestry products produced and/or processed on the premises 	<ul style="list-style-type: none"> - Retail sales up to 5,000 square feet of agricultural/forestry related products with an active agriculture/forestry use - Satellite dish antennas or satellite antennas - Signs accessory to approved uses - Solar collectors - Stables, private in association with a single-family detached dwelling - Swimming pools - Wind turbine generators, accessory - Yard, lawn, garage, tag or estate sales
<p>CONDITIONAL USES (Planning Commission/Supervisors)</p> <ul style="list-style-type: none"> - Abused person shelters - Assisted-care dwelling unit for relative - Assisted-living facilities - Boarding houses - Bus shelters - Clinics - Community centers - Conservation design subdivisions, Options 1, 2 and 3 - Cultural centers - Day-care centers - Domestic violence shelters 	<ul style="list-style-type: none"> - Drive-in stands/uses for uses otherwise permitted in R-3 District - Emergency services stations - Farmers markets - Flea markets, indoor - Flea markets, outdoor - Home-based businesses - Home occupations (See § 400-504C for accessory use home occupations.) - Hospitals - Hotels - Manufacturing, light - Micro-breweries 	<ul style="list-style-type: none"> - Multifamily dwellings - Nightclubs - Office buildings - Personal care homes - Places of worship - Public and semipublic buildings and uses - Recreational facilities, public - Religious quarters - Retail, wholesale - Restaurants, outdoor - Sample homes - Shopping centers or malls - Vehicle or equipment rental, repair or sales operation
<p>SPECIAL EXCEPTIONS (Planning Commission/ZHB)</p> <ul style="list-style-type: none"> - None 	<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the R-3 District except as approved in accord with § 400-405B.</p>	

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Schedule of Uses C Commercial District

[Amended 7-25-2016 by Ord. No. 2016-06; 2-28-2022 by Ord. No. 2022-04; 2-28-2022 by Ord. No. 2022-05; 8-26-2024 by Ord. No. 2024-04]

INTENT: To provide for a variety of commercial and other uses at accessible and convenient locations.		
<p style="text-align: center;">PRINCIPAL PERMITTED USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Abused person shelters - Agritourism - Art studios - Auction houses - Banks - Bed-and-breakfast inns - Boarding houses - Business offices - Business services - Bus shelters - Charging stations - Clinics - Clubs/lodges, private - Colleges - Community centers - Conference centers - Convenience stores - Crop production 	<ul style="list-style-type: none"> - Cultural centers - Day-care centers - Development sales offices - Dormitories - Farmers markets - Forestry - Fraternity or sorority houses - Funeral homes - Greenhouses, wholesale - Group homes - Group homes, institutional - Group quarters - Lumberyards - Massage facility, therapeutic - Meeting, assembly or banquet halls - Micro-breweries - Motels - Nightclubs - Nurseries, wholesale - Office buildings 	<ul style="list-style-type: none"> - Personal-care homes - Places of worship - Professional offices - Recreational facilities, indoor and outdoor commercial - Religious quarters - Restaurants - Restaurants, take-out - Retail businesses - Sample homes - Schools, public or private primary or secondary - Self-storage facilities - Service establishments - Shopping centers and malls - Single-family dwellings, in conjunction with a business - Theaters, indoor - Township buildings and uses - Veterinary clinics - Warehouses - Wholesale businesses
<p style="text-align: center;">ACCESSORY USES (Zoning Officer)</p> <ul style="list-style-type: none"> - Accessory uses customary to approved uses - Animal husbandry, home use - Barns, silos, sheds, and similar agricultural buildings - Common facilities - Day care, family home - Decks - Essential services - Farm stands - Garages, private - Gazebos 	<ul style="list-style-type: none"> - Greenhouses, private - Ground source heat pumps - Guard houses - Home gardens and home nurseries - No-impact home-based businesses - Parking areas accessory to approved uses - Patios - Pets, keeping of - Porches - Private garages, carports, sheds - Retail sales of agricultural/forestry products produced and/or processed on the premises 	<ul style="list-style-type: none"> - Retail sales up to 5,000 square feet of agricultural/forestry-related products with an active agriculture/forestry use - Satellite dish antennas or satellite antennas - Signs accessory to approved uses - Solar collectors - Stables, private, in association with a single-family detached dwelling - Swimming pools - Wind turbine generators, accessory - Yard, lawn, garage, tag or estate sales
<p style="text-align: center;">CONDITIONAL USES (Planning Commission/Supervisors)</p> <ul style="list-style-type: none"> - After-hours clubs - Amusement arcades - Amusement parks - Animal shelters - Assisted-care dwelling unit for relative - Bus stations - Bus, limousine or taxi terminals - Car washes - Commercial communications device sites - Contractor yards - Domestic violence shelters - Drive-in stands/uses for uses otherwise permitted in C District 	<ul style="list-style-type: none"> - Emergency services stations - Flea markets, outdoor - Gaming establishments - Garages, public parking - Home occupations (See § 400-504C for accessory use home occupations.) - Hospitals - Hotels - Indoor shooting ranges - Kennels - Manufacturing, light - Medical marijuana dispensary - Medical marijuana grower/processor - Medical marijuana transported vehicle office - Multifamily dwellings, conversion to - Outdoor entertainment - Park-and-ride facilities 	<ul style="list-style-type: none"> - Public and semipublic buildings and uses - Public parks and playgrounds - Recreational facilities, public - Resorts - Restaurants, outdoor - Retail/commercial development, large scale - Retail home heating fuel distributors - Self-storage facilities - Solar power generation, commercial - Theaters, drive-in - Truck washes - Two-family dwellings, conversion to - Two-family dwellings, in conjunction with a business - Vehicle or equipment rental, repair or sales operation
<p style="text-align: center;">SPECIAL EXCEPTIONS (Planning Commission/ZHB)</p> <ul style="list-style-type: none"> - None 	NOTE: Uses not specifically listed by this schedule shall not be permitted in the C District except as approved in accord with § 400-405B.	

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**Schedule of Uses
I Industrial District**

[Amended 1-25-2016 by Ord. No. 2016-02; 2-28-2022 by Ord. No. 2022-02; 2-28-2022 by Ord. No. 2022-04; 8-26-2024 by Ord. No. 2024-04]

INTENT: To direct manufacturing and industrial uses to those areas in the Township best suited for such uses.		
PRINCIPAL PERMITTED USES (Zoning Officer) - Abused person shelters - Agritourism - Art studios - Auction houses - Banks - Bed-and-breakfast inns - Boardinghouses - Business offices - Business services - Bus shelters - Charging stations - Clinics - Clubs/lodges, private - Colleges - Community centers - Composting facilities - Conference centers - Convenience stores - Crop production - Cultural centers	- Day-care centers - Development sales offices - Dormitories - Farmers’ markets - Forestry - Fraternity or sorority houses - Funeral homes - Greenhouses, wholesale - Group homes - Group homes, institutional - Group quarters - Lumberyards - Manufacturing, light - Massage facility, therapeutic - Meeting, assembly or banquet halls - Micro-breweries - Motels - Nightclubs - Nurseries, wholesale - Office buildings - Park-and-ride facilities - Personal care homes	- Places of worship - Professional offices - Public parks and playgrounds - Recreational facilities, public - Recreational facilities, indoor and outdoor commercial - Religious quarters - Restaurants - Restaurants, take-out - Retail businesses - Sample homes - Schools, public or private primary or secondary - Self-storage facilities - Service establishments - Shopping centers and malls - Theaters, indoor - Township buildings and uses - Veterinary clinics - Vehicle or equipment rental, repair or sales operation - Warehouses - Wholesale businesses
ACCESSORY USES (Zoning Officer) - Accessory uses customary to approved uses - Animal husbandry, home use - Barns, silos, sheds, and similar agricultural buildings - Common facilities - Day care, family home - Decks - Essential services - Farm stands - Garages, private - Gazebos - Greenhouses, private - Ground source heat pumps	- Guard houses - Home gardens and home nurseries - No-impact home-based businesses - Home-based businesses - Home occupations (See § 400-504C for accessory use home occupations.) - Parking areas accessory to approved uses - Patios - Pets, keeping of - Porches - Private garages, carports, sheds	- Retail sales of agricultural/forestry products produced and/or processed on the premises - Retail sales up to 5,000 square feet of agricultural/forestry related products with an active agriculture/forestry use - Satellite dish antennas or satellite antennas - Signs accessory to approved uses - Solar collectors - Stables, private in association with a single-family detached dwelling - Swimming pools - Wind turbine generators, accessory - Yard, lawn, garage, tag or estate sales

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<p>CONDITIONAL USES (Planning Commission/Supervisors)</p> <ul style="list-style-type: none"> - After-hours clubs - Agricultural products processing - Amusement arcades - Amusement parks - Assisted-care dwelling unit for relative - Bulk fuel storage facilities - Bus stations - Bus, limousine or taxi terminals - Car washes - Commercial communications device sites - Contractor yards 	<ul style="list-style-type: none"> - Crematoriums - Domestic violence shelters - Drive-in stands/uses for uses otherwise permitted in I District - Emergency services stations - Gaming establishments - Garages, public parking - Greenbox transfer stations - Heliports, commercial - Helistops - Hospitals - Hotels - Indoor shooting ranges - Industry - Medical marijuana grower/processor - Medical marijuana transported vehicle office 	<ul style="list-style-type: none"> - Multifamily dwellings, conversion to - Outdoor entertainment - Public and semipublic buildings and uses - Restaurants, outdoor - Retail/commercial development, large scale - Retail home heating fuel distributors - Solar power generation, commercial - Slaughter houses - Theaters, drive-in - Truck washes - Two-family dwellings, conversion to - Water withdrawal facilities
<p>SPECIAL EXCEPTIONS (Planning Commission/ZHB)</p> <ul style="list-style-type: none"> - None 	<p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the I District except as approved in accord with § 400-405B.</p>	