

ZONING

250 Attachment 5

Village of Johnson Creek

Appendix C

Land Use Regulation Tables

(Requirements per §§ 250-35 through 250-44)

[Amended 11-14-2005 by Ord. No. 20-05; 8-11-2008 by Ord. No. 13-08; 9-28-2009 by Ord. No. 14-09]

How to Use the Land Use Tables

- (1) The land uses listed in this appendix are specifically designated and refer to the detailed listing of land uses contained in §§ 250-35 through 250-44 (Detailed Land Use Descriptions and Regulations).
- (2) **Land uses permitted by right.** Land uses listed as permitted by right (designated as a “P”) are permitted per the general land use requirements of this chapter (§ 250-34); per the general requirements of the specific zoning district in which they are located; per any additional requirements imposed by applicable overlay zoning districts as designated on the Official Zoning Map; per the general requirements of this chapter including § 250-127; and per any and all other applicable Village, county, state and federal regulations.
- (3) **Land uses permitted as a conditional use.** Land uses listed as a permitted conditional use (designated as a “C”) are subject to all the requirements applicable to uses permitted by right as listed in Subsection (2) above, plus any additional requirements applicable to that particular land use as contained in §§ 250-35 through 250-44 (Detailed Land Use Descriptions and Regulations), including any additional requirements imposed as part of the conditional use process. Each application for, and instance of, a conditional use shall be considered a unique situation and shall not be construed as precedence for similar requests. (See also § 250-124 for Conditional Use Procedures.)
- (4) **Land uses permitted as an accessory use.** Land uses permitted as an accessory use are subject to all the requirements applicable to uses permitted by right as listed in Subsection (2) above, plus any additional requirements applicable to that particular land use as contained in §§ 250-35 through 250-44 (Detailed Land Use Descriptions and Regulations).
- (5) **Land uses permitted as a temporary use.** Land uses listed as a permitted temporary use (designated as a “T”) are permitted subject to all the requirements applicable to uses permitted by right as listed in Subsection (2) above, plus any additional requirements applicable to that particular land use as contained in § 250-44.
- (6) Land uses for which a blank space is shown for a specific zoning district are not permitted in such zoning district, except as legal nonconforming uses (per § 250-46).
- (7) Although a land use may be indicated as permitted by right or permitted as a conditional use in a particular district, it does not follow that such a land use is permitted or permissible on every parcel in such district. No land use is permitted or permissible on a parcel unless it can be located thereon in full compliance with all of the standards and regulations of this chapter which are applicable to the specific land use and parcel in question or unless an appropriate variance has been granted pursuant to § 250-129.

Type of Land Use	Rural Holding (RH)	Single-Family Residential (SR-2)	Single-Family Residential (SR-3)	Single-Family Residential (SR-4)	Two-Family Residential (TR-6)	Multi-Family (MR-8)	Multi-Family (MR-10)	Neighborhood Office (NO)	Planned Office (PO)	Neighborhood Business (NB)	Planned Business (PB)	General Business (GB)	Central Business (CB)	Planned Industrial (PI)	General Industrial (GI)	Heavy Industrial (HI)
F. Institutional residential						C	C	C	C	C	C	C	C			
G. Community living arrangement (1-8 residents)	P	P	P	P	P	P	P	C		C						
H. Community living arrangement (9-15 residents)			C	C	P	P	P	C	C	C						
I. Community living arrangement (16+ residents)						C	C	C	C	C						
Commercial Uses (§ 250-39)																
A. Office								P	P	P	P	P	P	P	P	P
B. Personal or professional service								P	P	P	P	P	P	P		
C. Indoor sales or service								C	C	P	P	P	P	C		
D. Outdoor display											C	C				
E. Indoor maintenance service										P	P	P	P	P	P	P
F. Outdoor maintenance service																C
G. In-vehicle sales or service									C	C	C	C	C			
H. Indoor commercial entertainment								C	C	C	C	C	C	C		
I. Outdoor commercial entertainment	C											C	C			
J. Commercial animal boarding	C										C	C				
K. Commercial indoor lodging									C		C	C	C			
L. Bed-and-breakfast establishments	C	C	C	C	C	C	C	C		C	C	C	C			
M. Group day-care center (9+ children)					C	C	C	C	C	C	C	C	C	C	C	
N. Campground	C															
O. Boardinghouse						C	C	C		C		C	C			
P. Adult-oriented land use															C	C
Q. Vehicle repair and maintenance											C	C			C	C
R. Artisan studios								C	C	C	C	C	C	P	P	P
Storage/Disposal (§ 250-40)																
A. Indoor storage or wholesaling														P	P	P
B. Outdoor storage or wholesaling															C	P
C. Personal storage facility												C		C	C	
D. Junkyard or salvage yard	C															C
E. Waste disposal facility	C															C
F. Composting operation	C															C
Transportation Uses (§ 250-41)																
A. Off-site parking lot												P	P		P	P

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Temporary Uses (§ 250-44)																
A. General temporary outdoor sales										T	T	T	T			
B. Outdoor assembly	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
C. Contractor's project office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
D. Contractor's on-site equipment storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
E. Relocatable building								T	T	T	T	T	T	T	T	T
F. On-site real estate sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
G. Outdoor sales of farm products	T									T	T	T	T	T	T	

Land Uses Permitted in Permanently Protected Green Space Areas

KEY:

C: Permitted as a Conditional Use per § 250-45

T: Permitted as a Temporary Use per § 250-45

Land Use	Permanently Protected Green Space Areas						Other Permanently Protected Green Space
	Conservancy	Drainageway	Lakeshore	Woodland	Steep Slope		
A. Cultivation							C
B. Passive outdoor recreational	P	P	P	P	P		P
C. Active outdoor recreational							P
D. Outdoor industrial							P
E. Lawn care (mow-feed-seed-weed)	C	C	C	C	C		P
F. Golf course	C	C	C	C	C		P
G. Any permitted temporary use							P, T
H. Drainage structure	C	C	C	C	C		C
I. Filling	C	C	C	C	C		C
J. Septic system							C
K. Road, bridge							
L. Utility lines and related facilities	C	C	C	C	C		C
M. Piers and wharfs	C	C	C	C	C		C