

ZONING

450 Attachment 2

City of Edgerton

Tables of Land Uses (1)

[Amended by Ord. No. 14-07; Ord. No. 15-02; Ord. No. 16-04; Ord. No. 16-07; Ord. No. 17-02; Ord. No. 17-09; at time of adoption of Code (See Ch. 1, Art. II)]

Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
														A. Residential Land Uses (§ 450-33A)*
						C	C	C	C	C				(1) Institutional Residential
														(2) Conventional Residential
P/C	P	P	P	P										(a) Single-Family Detached (site-built)
		C	P	P										(b) Duplex
		C	P	P										(c) Twin House
		C	C	C										(d) Two-Flat
			C	P/C		C			C	C				(e) Townhouse

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Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
			C	P/C		C			C	C				(f) Multiplex
			C	P/C		C			C	C				(g) Apartment
			M											(h) Mobile Home
	P	P	P/M	P										(i) Manufactured Home
	P	P	P	P										(j) Manufactured Dwelling (Modular)
			C											(3) Mobile Home Subdivision Residential Development
			C											(4) Mobile Home Park Residential Development

P = Permitted by Right in a Conventional Development

S = Permitted by Right with Additional Special Requirements

C = Permitted by a Conditional Use

M = Permitted by Right with Additional Special Requirements within a Mobile Home Development or Park

* Detailed rules pertaining to the design and construction of each dwelling unit type are found in § 450-33. Detailed Land Use Descriptions and Regulations for Residential Land Uses, and Article VIII, Zoning Districts. All dwelling units must meet all applicable regulations of this zoning ordinance.

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Tables of Land Uses (2) and (3)

Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
														B. Agricultural Uses (§ 450-33B)
P	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	(1) Cultivation
P	P	P	P	P	P	P	P	P	P	P	P	P	P	(2) Selective Cutting
C	C	C	C	C	C	C	C	C	C	C	C	C	C	(3) Clear Cutting
C													C	(4) Agricultural Services
C														(5) Husbandry
C														(6) Intensive Agriculture
S														(7) On-Site Agricultural Retail
P	P	P	P	P	P	P	P	P	P	P	P	P	P	(8) Community Garden
C	C	C	C	C	C	C	C	C	C	C	C	C	C	(9) Market Garden
														C. Institutional Uses (§ 450-33C)
P	P	P	P	P	P	P	P	P	P	P	P	P	P	(1) Passive Outdoor Public Recreational
S	S	S	S	S	S	S	S	S	S	S	S			(2) Active Outdoor Public Recreational

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Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
C	C	C	C	C	S	S	S	S	S	S	S			(3) Indoor Institutional
C	C	C	C	C	C	C	C	C	C	C	C			(4) Outdoor Institutional
S	S	S	S	S	S	S	S	S	S	S	S	S	S	(5) Public Services and Utilities
				C	C	C	C	C	C	C				(6) Institutional Residential
S	S	S	S	S					S	S				(7) Community Living Arrangement (1-8 res.)
	C	C	S	S					C	C				(8) Community Living Arrangement (9-15 res.)
				C					C	C				(9) Community Living Arrangement (16+ res.)

P = Permitted by Right in a Conventional Development
 S = Permitted by Right with Additional Special Requirements
 C = Permitted by a Conditional Use

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Tables of Land Uses (4)

Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
					P	P	P	P	P	P	P	P	P	D. Commercial Uses (§ 450-33D)
					P	P	P	P	P	P	C			(1) Office
					P	P	P	P	P		C			(2) Personal or Professional Service
					P	P	P	P	P		C			(3) Indoor Sales or Service
							C	C	C			C		Outdoor Display
					P	P	P	P	C		P	P	P	(4) Indoor Maintenance Service
					C		C	C	C					(5) In-Vehicle Sales or Service
					C	S	C	C	C	C				(6) Indoor Commercial Entertainment
C							C	C						(7) Commercial Animal Boarding
						C	C	C	C					(8) Commercial Indoor Lodging
C	C	C	C	C	C	C	C	C	C	C				(9) Bed-and-Breakfast Establishments
	C	C	C	C	C	C	C	C	C	C	C	C		(10) Day-Care Center (9+)

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Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
									C			C	C	(11) Outdoor Maintenance Service
C						C	C		C			C		(12) Outdoor Commercial Entertainment
				C		C	C		C					(13) Boardinghouse
													C	(14) Sexually Oriented Land Use
							C		C			P	P	(15) Vehicle Repair and Maintenance
C	C	C	C	C	C	C	C	C	C	C	C	C	C	(16) Group Development
					C	C	C	C	C					(17) Drive-In Financial Institution
C														(18) Campground
					S	S	S	S	S		S	S		(19) Artisan Studio/Production Shop

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Tables of Land Uses (5)

Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
														E. Accessory Uses (§ 450-33E)
					C	C	C	C	C					(1) Commercial Apartment
S	S	S	S	S	S	S	S	S	S	S	S	S	S	(2) On-Site Parking Lot
P	P	P	P	P	P	P	P	P	P	P	P	P	P	(3) Farm Residence
P/C	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(4) Detached Private Garage, Carport, or Utility Shed
P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(5) Private Residential Recreational Facility
						P	P	P	P	P	P	P	P	(6) Company Cafeteria
						S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	(7) Company-Provided On-Site Recreation
							C	C	C					(8) Outdoor Display Incidental to Indoor Sales and Service
					C		C	C	C	C				(9) In-Vehicle Sales and Service
					C	C	C	C	C					(10) Light Ind. Incident to Indoor Sales

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Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
S	S	S	S	S	S	S	S	S	S	S	S	S	S	(11) Drainage Structure
S	S	S	S	S	S	S	S	S	S	S	S	S	S	(12) Filling
S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	(13) Exterior Communication Devices
S	S/C	S/C	S/C	S/C	C	C	C	C	C	C				(14) Home Occupation
P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	(15) On-site Composting/Wood Piles
									S		S	S	S	(16) Indoor Sales Incident to Light Ind. Use
C													C	(17) Migrant Labor Camp
										C				(18) Light Industrial Incidental to Office
					S/C	S/C	S/C	S/C	S/C					(19) Light Industrial Incidental to Personal and Professional Uses
	P	P	P	P										(20) Family Day-Care Home
	C	C	C	C										(21) Intermediate Day-Care Home
S														(22) Private Residential Stable
P	P	P	P	P	P	P	P	P	P	P	P	P	P	(23) Power Generating Device Incidental to on-site principal use (less than 1 mw)

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Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
					C	C	C	C	C	C				(24) Drive-In, Drive-Up or Drive-Through Use Incidental to On-Site Principal Use
					S/C	S/C	S/C	S/C	S/C					(25) Outdoor Premises/Beer Garden
														(26) Husbandry
														(27) Vehicular Repairs and Maintenance Incidental to Indoor Sales and Service
														(28) Pickup Window
														(29) Electric Vehicle Charging Station

P = Permitted by Right in a Conventional Development
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Tables of Land Uses (6)

Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	↓ Type of Land Use ↓
														F. Temporary Uses (§ 450-33F)
T	T	T	T	T	T	T	T	T	T	T	T	T	T	(1) Contractor’s Project Office
T	T	T	T	T	T	T	T	T	T	T	T	T	T	(2) Contractor’s On-Site Equipment Storage
					T	T	T	T	T	T	T	T	T	(3) Relocatable Building
T	T	T	T	T	T	T	T	T	T	T	T	T	T	(4) On-Site Real Estate Sales Office
					T	T	T	T	T					(5) General Temporary Outdoor Sales
T					T	T	T	T	T		T	T		(6) Seasonal Outdoor Sales of Products
T	T	T	T	T	T	T	T	T	T	T	T	T	T	(7) Outdoor Assembly

T = Permitted as Temporary Use

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Tables of Land Uses (7), (8), and (9)

Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	Planned Development	↓ Type of Land Use ↓
							C		S		P	P	P		G. Storage/Disposal (§ 450-33G)
									S			S	S		(1) Indoor Storage or Wholesaling
							C		C			C			(2) Outdoor Storage or Wholesaling
													C		(3) Personal Storage Facility
													C		(4) Junkyard or Salvage Yard
													C		(5) Waste Disposal Facility
C															(6) Composting Operation
T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	(7) Polystructure
															H. Transportation Uses (§ 450-33H)
						S	S		S			S	S		(1) Off-Site Parking Lot
C											C	C	C		(2) Airport/Heliport
													C		(3) Freight Terminal
											C	C	C		(4) Distribution Center

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Agricultural District One (A-1)	Residential District One (R-1)	Residential District Two (R-2)	Residential District Three (R-3)	Residential District Four (R-4)	Local Business District (B-1)	Central Business District (B-2)	Large Scale Commercial District (B-3)	Suburban Commercial District (B-4)	Historic Mixed Use District (HMU)	Office District (O-1)	Light Manufacturing District (M-1)	General Manufacturing District (M-2)	Heavy Manufacturing District (M-3)	Planned Development	↓ Type of Land Use ↓
C					C	C	P	C	C		C	P	P		(5) Indoor Vehicle Storage
															Industrial Uses (§ 450-331)
									C		P	P	P		(1) Light Industrial
												C	S		(2) Heavy Industrial
C												C	C		(3) Communications Tower
													C		(4) Extraction Use
														PD	(5) Combustion Power-Generating Facility under 100 mw
															(6) Combustion Power-Generating Facility over 100 mw Prohibited
											C	C	C		(7) Noncombustion Power-Generating Facility

P = Permitted by Right in a Conventional Development
 C = Permitted by a Conditional Use
 S = Permitted by Right with Additional Special Requirements
 PD = Planned Development