

# ZONING REGULATIONS

405 Attachment 1

## Appendix A Land Use Table

[Ord. No. 3616, 11-21-2022; Ord. No. 3632, 2-21-2023; Ord. No. 3677, 12-4-2023; Ord. No. 3702, 8-19-2024; Ord. No. 3739, 8-4-2025]

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
<b>Agriculture</b>																
Abattoir																
Agriculture	P															
Apiary	P	P														
Aviary	P															
Campground	S															
Dairy farming	P															
Farming	P															
Fish hatcheries, apiaries, aviaries	P															
Forests, wildlife and conservation preserves	P															
Fur farming	P															
Livestock and poultry raising	P															
Marijuana cultivation facility	P														P	P
Mushroom barns and caves	P															
Truck garden	P															
Riding stables and tracks	P															
Sale or marketing of products raised on premises	P															
<b>Residential</b>																
Accessory dwelling unit	P	P	P	P												
Cluster or cottage housing			P	P		P	P	P	P							
Dwelling, apartment complex									P					P	P	
Dwelling, garden apartments								P		P						
Dwelling, loft												P	P	P		
Dwelling, multi-family									P				P	P		
Dwelling, patio home								P		P						
Dwelling, single-family	P	P	P	P		P	P	P	P	P			P			
Dwelling, town home								P		P						
Dwelling, two-family or duplex						P	P	P	P	P			P			
Dwelling, zero lot line home								P		P						
Manufactured home					P											
Mobile home					P											
Modular home		P			P											
<b>Institutional</b>																
Cemeteries	S									S	S	S	S	S	S	S
Charity and welfare													P	P		

HARRISONVILLE CODE

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Church, synagogue, place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community building (publicly owned and operated)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correctional facility	S									S	S	S	S	S	S	S
Cultural exhibits and services				S*			S*					P	P	P		
Fairgrounds	S	S								S	S	S	S	S	S	S
Fire station	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Library, public	P			S*			S*			P	P	P	P	P		
Museums, public	P			S*						P	P	P	P	P		
Parks and playgrounds (publicly owned)	P	P	P	P	P	P	P	P		P	P					
Penal institution	P															
Philanthropic or eleemosynary institution	P															
Picnic grove	P															
Police	P															
Post office										P	P	P	P	P		
Public administration building	P															
Schools, public or private	P	P	P	P		P	P	P		P	P	P	P	P		
Schools, trade														P		
Sewage treatment facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Substation, electric utility	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Swimming pool, commercial														P		
Swimming pool, public			P	P		P	P	P		P	P					
Towers, microwave transmitting and/or receiving	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Towers and stations, radio or TV	S									S	S	S	S	S	S	S
Utility facility, public or private	P	S	S	S	P	S	S	S	S	S	P	P	P	P	P	P
Water tower or storage facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water treatment facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Commercial</b>																
Adult arcade														S		
Adult business establishment																S
Adult entertainment facility														S		
Adult media outlet																S
Animal hospital, small	S									S	P	S	S	S	S	S
Antiques											P	P	P	P		
Appliance repairs, small											P	P	P	P		
Art gallery										P	P	P	P	P		
Art studio				P*			P*									
Artist and hobby supplies											P	P	P	P		
Assembly and meeting halls														P		
Assisted-living facility								P	P					P		
Athletic and baseball fields, commercial	S									S	S	S	S	S	S	S

## ZONING REGULATIONS

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Athletic and baseball fields, non-commercial	P	P	P	P	P	P	P	P	P							
Automobile repair and washing														P		
Automobile salvage or wrecking yard or tow lot															S	S
Automobile service station														P		
Automobile supplies													P	P		
Automotive equipment, trucks, trailers, boats, camping accessories, tools, farm machinery and supplies, building supplies and lawn accessories (sale at retail or wholesale or rental of)														P		
Bar											P	P	P	P		
Barber or beauty shop				P*			P*			P	P	P	P	P		
Bathhouse														S		
Bed and breakfast	S	S	S	S*			S*									
Bicycle sales											P	P	P	P		
Body shop															P	P
Brew pub											P	P	P	P	P	
Brewery															P	P
Brewery, Micro											P	P	P	P	P	
Bridal shop				S*			S*					P	P	P		
Cleaning of commodity (not junk or salvage)															P	P
Cleaning, pressing and dyeing plants (including laundries)																P
Clinic										P	P	P	P	P		
Club												P	P	P		
Coffee shop				S*			S*			P	P	P	P	P		
Contractor's supplies and equipment, sales and service																P
Convenience store, w/o pumps												P	P	P		
Custom maintenance													P	P		
Crematorium-human or animal															S	S
Day care center										P	P			P		
Day care home (10+ Children)	S	S								P	P			P		
Delivery services													P	P		
Drive-in theater	S									S	S	S	S	P		
Driving range	S									P	P			P		
Drug store											P	P	P	P		
Dry cleaning											P	P	P	P		
Entertainment facility public or private													P	P		
Equipment repair, small													P	P		
Escort agency														S		

HARRISONVILLE CODE

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Establishments which serve or sell alcoholic beverages											P	P	P	P		
Event venue												S	S	S		
Exposition center/building(s)	S									S	S	S	S	S	S	S
Exterminating and disinfecting services														P		
Farm supplies and equipment, sales and service																P
Financial institution				P*							P	P	P	P		
Flower shop				S*			S*				P	P	P	P		
Funeral home	S	S	S							S	S	S	S	S	S	
Furniture and appliances, retail											P	P	P	P		
General repair and fix-it shop														P		
Gift shop				S*			S*				P	P	P	P		
Golf courses and clubhouses (private)	P		P	P		P	P	P		P	P					
Greenhouse, nursery (commercial)	P									S	S	S	S	P	S	S
Group boarding home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Handcrafting													P	P		
Hardware and paint, retail											P	P	P	P		
Hospital	P	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S
Hotel													P	P	P	
Hydroponic farm, commercial	S									S	S	S	S	S	S	S
Interior decorating				P*			P*				P	P	P	P		
Intermediate care facility								P	P					P		
Investigative and protective services												P	P	P		
Janitorial services														P		
Jewelry store				S*			S*				P	P	P	P		
Kennel, commercial	P													P	S	S
Laundry											P	P	P	P		
Massage establishment		S	S	S										P		
Medical marijuana dispensary Facility										P	P			P		
Medical marijuana testing facility										P	P			P	P	P
Medical or dental offices or labs				P*			P*			P	P	P	P	P		
Medical supplies											P	P	P	P		
Miniature golf														P		
Mortuary	S	S	S							P	P	S	S	S	S	
Motel												P	P	P		
Motorcycle sales													P	P		
Movie rentals											P	P	P	P		
Music supplies											P	P	P	P		
Novelties											P	P	P	P		
Nursing home	P	S	S													
Office, real estate				S*			S*			P	P	P	P	P		

## ZONING REGULATIONS

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Offices, administrative or professional				P*			P*			P	P	P	P	P		
Offices, general											P	P	P	P		
Optical shop											P	P	P	P		
Outpatient facility, alcohol or drug abuse											P	S	P	P		
Pawnshop/small loan establishment														S		
Performing arts theatre											P	P	P	P		
Pet grooming (with all animals kept indoors)														P		
Petroleum products (not dispensing or bulk plants)													P	P		
Photography service				P*			P*				P	P	P	P		
Photographic equipment											P	P	P	P		
Recreational facility, non-commercial					P								P	P		
Recreational facility, commercial	S									S	S	S	S	S	S	S
Recreational park, commercial													P	P		
Residential care facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Residential facility, alcohol or drug abuse											S	S	S	S		
Restaurant											P	P	P	P		
Retail store											P	P	P	P		
Sanitarium	P															
Seamstress and tailoring				P*			P*				P	P	P	P		
Shoe repairs											P	P	P	P		
Short-term rental	P	P	P	P		P	P					P	P			
Special care facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sports-related activity or facility, commercial	S									S	S	S	S	S	S	S
Tattoo, piercing and branding establishments												S		S		
Tobacco products, retail											P	P	P	P		
Toys and sporting goods, retail											P	P	P	P		
Trailer camp/RV park	S													S		
Veterinarian	P									S	S	S	S	S	S	S
<b>Industrial</b>																
Airport and/or landing fields, public/private	S														S	S
Asphalt and/or concrete batch plant	S														S	S
Assembling															P	P
Bakery														P		
Bottling														P		
Building materials stores and yards																P
Bus barns or lots																P
Cold storage plant																P
Composting, fertilizer manufacture (commercial)																

HARRISONVILLE CODE

Land Use/Zoning District	A	E	R-1	R-1B	R-1M	R-2	R-2B	R-3	R-4	C-0	C-1	CBD-1	CBD-2	C-2	M-1	M-2
Contractor's shop and/or yard (including construction equipment and/or materials storage areas)	S													S	S	S
Creosote manufacture or treatment																
Disassembling															P	P
Distillation of bones, fat rendering, glue manufacture																
Dumping, reduction or incineration of garbage, offal or refuse																
Fabrication															P	P
Farm implement repair service	S													P	S	S
Film production												P	P	P	P	P
Freight terminal															P	P
Frozen foods (including lockers)														P		
Machine and welding shop																P
Manufacture or assembly of products to be sold at retail on the premises												P	P	P	P	
Manufacturing															P	P
Medical marijuana-infused products manufacturing facility															P	P
Mini-warehouse facility														S	S	
Oil and/or gas drilling and production	S														S	S
Packaging														S	P	P
Petroleum storage																P
Plumbing and sheet metal shop																P
Printing and publishing											P	P	P	P		
Processing														S	P	P
Quarrying, mining or removal and processing of sand, gravel or stone	S														S	S
Radio or TV studio (w/o broadcasting towers)										P	P	P	P	P		
Railroad rights-of-way (excluding railroad yards)	P	P	P	P		P	P	P		P	P					
Refining of petroleum or coal oil																
Repairing															P	P
Research service and laboratory														P	P	P
Retail sales of concrete from small batch plant														S		
Salt works, stockyards or slaughter of animals or fowl																
Salvage and scrap metals (handling, storage, or processing)	S														S	S
Sanitary landfills	S														S	S

## ZONING REGULATIONS

<b>Land Use/Zoning District</b>	<b>A</b>	<b>E</b>	<b>R-1</b>	<b>R-1B</b>	<b>R-1M</b>	<b>R-2</b>	<b>R-2B</b>	<b>R-3</b>	<b>R-4</b>	<b>C-0</b>	<b>C-1</b>	<b>CBD-1</b>	<b>CBD-2</b>	<b>C-2</b>	<b>M-1</b>	<b>M-2</b>
Servicing or testing of commodities (except junk or salvage)															P	P
Storage of boat, recreational vehicle, and/or any other vehicle	S									S	S	S	S	S	S	S
Storage, curing or tanning of raw hides or skins																
Truck and bus storage and service																P
Warehousing														S	P	P
Wholesaling													P	P	P	P

P\*= Permitted use on Mechanic or Independence Street.

S\*= Permitted with an approved special use permit on Mechanic or Independence Street.