

BERNALILLO COUNTY

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ZONING CATEGORIZES

Disclaimer: Refer to the Zoning Ordinance for complete detailed conditions

Zones	Conditions					
<p>A-1: Rural Agricultural Zone - The purposes of this zone are to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public services, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development</p>						
	<p>PROHIBITED USE : (refer to the Zoning Ordinance for criteria)</p> <ul style="list-style-type: none"> ▪ Open storage of inoperative vehicles or automotive parts ▪ Open storage of trash or junk ▪ Open storage of large appliances ▪ Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by this code; or ▪ Any use not recognized as customarily incidental to a permitted use in the zone 	<p>PERMISSIVE USE: (refer to the Zoning Ordinance for criteria)</p> <ul style="list-style-type: none"> ▪ Ranch, Farm, Diary, Rural residential activities ▪ Display of agricultural products ▪ Sale of agricultural products ▪ One (1) single-family dwelling or H.U.D. Zone Code II manufactured home per lot of record. ▪ Accessory building/ structure for above uses ▪ Recreational vehicle storage or boat storage ▪ Parking ▪ Signs no more than 16 square feet in area ▪ Home occupation ▪ Wireless telecommunications facility ▪ Wireless telecommunications antenna ▪ Amateur radio/ tower up to 65 feet measured from grade ▪ Garage/ yard Sale (up to 4 per year) 	<p>CONDITIONAL USE: (refer to the Zoning Ordinance for criteria)</p> <p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Church and incidental facilities ▪ Day care center ▪ Family day care home ▪ School ▪ Temporary festivals, Circuses , Carnivals or activity in a tent ▪ Commercial stables, Rodeo arenas, Polo grounds, Riding academies ▪ Recreational camps, lakes, swimming, tennis courts ▪ Hunting resorts, Fishing resorts, Ski resorts, Guest Kennels, Animal hospitals, Breeding, Boarding, Sale dogs, cats and birds ▪ Commercial animal establishment ▪ Nonprofit animal facility ▪ Real estate office (for a period of not more than 2 years) ▪ Temporary sawmill and logging camp (must be located not less than 1,000 feet away from any public highway, dwelling, or recreational area) ▪ Temporary storage building ▪ Temporary storage yard ▪ Home occupation ▪ One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> ▪ Agricultural assistant ▪ Medical hardship ▪ Construction of a single-family dwelling unit ▪ Amateur radio antenna/tower 65-100 feet in height measured from grade ▪ Bed and breakfast house ▪ Park 	<p>HEIGHT REGULATION: (refer to the Zoning Ordinance for criteria)</p> <ul style="list-style-type: none"> ▪ Building and structures shall not exceed 26 feet or 2 1/2 stories in height, except as provided in the Supplementary Height and Area Regulation Section of this ordinance. 	<p>AREA REGULATION: (refer to the Zoning Ordinance for criteria)</p> <ul style="list-style-type: none"> ▪ Minimum lot area of 1 acre ▪ Width of not less than 150 feet ▪ Minimum setback of 25 feet (front) ▪ Minimum setback of 10 feet (side) ▪ Minimum setback of 25 feet (back) 	<p>PARKING/LANDSCAPING REGULATIONS: (refer to the Zoning Ordinance for criteria)</p> <ul style="list-style-type: none"> ▪ Off-street parking for all uses must be provided in accordance with the regulation set forth in the off-street parking, Loading and Unloading Regulations Sections of this ordinance.
<p>A-2: Rural Agricultural Zone - The purposes of this zone are to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public services, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development.</p>						
	<ul style="list-style-type: none"> ▪ Open Storage of inoperative vehicles or auto parts ▪ Open storage of trash/ junk ▪ Open storage of large appliances ▪ Any use not designated a permissive use 	<ul style="list-style-type: none"> ▪ Ranch, Farm, Rural residential activities ▪ Display of agricultural products ▪ Sale of agricultural products ▪ One (1) single-family dwelling or H.U.D. Zone Code II manufactured home per 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Church and incidental facilities ▪ Day care center ▪ Family day care home 	<ul style="list-style-type: none"> ▪ Building and structures shall not exceed 26 feet or 2 1/2 stories in height, except as provided in the Supplementary Height and Area Regulation Section of this 	<ul style="list-style-type: none"> ▪ Minimum lot area of not less than two acres ▪ Width of not less than 150 feet ▪ Minimum setback of 25 feet (front) ▪ Minimum setback of 10 feet (side) 	<ul style="list-style-type: none"> ▪ Off-street parking for all uses must be provided in accordance with the regulation set forth in the off-street parking, Loading and Unloading Regulations

	<p>or conditional use in this Zone unless otherwise authorized</p> <ul style="list-style-type: none"> Any use not recognized as customarily incidental to a permitted use in the zone 	<p>lot of record.</p> <ul style="list-style-type: none"> Accessory building/ structure for above uses Recreational vehicle storage or boat storage Parking Signs no more than 16 square feet in area Home occupation Wireless telecommunications facility Wireless telecommunications antennal Amateur radio/ tower up to 65 feet measured from grade Garage/ yard Sale (up to 4 per year) Use permissive in the A-1 zone except that only dwelling unit either single-family, manufactured home H.U.D Zone Code II or mobile home, per two acres or per lot of record is permitted in the area designated in the East Mountain Area Plan. 	<ul style="list-style-type: none"> School Temporary festivals, Circuses , Carnivals or activity in a tent Commercial stables, Rodeo arenas, Polo grounds, Riding academies Recreational camps, lakes, swimming, tennis courts Hunting resorts, Fishing resorts, Ski resorts, Guest Kennels, Animal hospitals, Breeding, Boarding, Sale dogs, cats and birds Commercial animal establishment Nonprofit animal facility Real estate office (for a period of not more than 2 years) Temporary sawmill and logging camp (must be located not less than 1,000 feet away from any public highway, dwelling, or recreational area) Temporary storage building Temporary storage yard One mobile home for a three year period provided, it complies with requirements listed in ordinance in addition to an existing single- family dwelling or mobile home on a lot of less than four acres Amateur radio antenna/tower 65-100 feet in height measured from grade Bed and breakfast house Park Home occupation One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> Agricultural assistant Medical hardship Construction of a single-family dwelling unit 	<p>ordinance.</p>	<ul style="list-style-type: none"> Minimum setback of 25 feet (back) Mobile home setback of 15 feet (side or any accessory building) 	<p>Sections of this ordinance.</p>
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R-1: Single Family Residential - The purpose of this zone is to provide for the development of single-family homes on lots not less than ¾ (of an) acre in area, except that where community water and sewer facilities are made available, the lot size may be reduced consistent with development densities in the Albuquerque/Bernalillo County Comprehensive Plan.

	<ul style="list-style-type: none"> Open storage of inoperative vehicles or auto parts. Open storage of trash or junk Open storage of large appliances Any use not recognized a permissive use or conditional use in this zone, unless Otherwise authorized by this code or Any use not recognized as customarily incidental to a permitted use in the zone. 	<ul style="list-style-type: none"> Agricultural activity One single-family dwelling or H.U.D. Zone Code II manufactured home per lot. Accessory building, structure, or use customarily incidental to the above uses, such building or structures shall be limited to an area of 600 square feet or less. Noncommercial library, museum, and art gallery. Recreational vehicle or boat storage in the rear yard (refer to the ordinance) Signs incidental to the uses of the zone (see Zoning Ordinance for criteria) Parking incidental to uses permitted in this zone Home Occupation Concealed wireless telecommunications facility, provided that is satisfies the requirements of Section 22.5 of this ordinance Wireless telecommunications antenna located on a public utility structure, provided that it satisfies the requirements of Section 22.5 of this ordinance Amateur Radio Antenna/Tower up to 65 feet as measured from grade. 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> Accessory building or structure in excess of 600 square feet in area Amateur Radio Antenna/Tower 65 to 100 feet as measured from grade Church and incidental facilities School Day care center Carport (refer to Sheds tab) Two Kitchens Family day care home Temporary festivals, circuses, carnivals or activities in a tent Real estate sales office and real estate signs exceeding the limitations Recreational facility Temporary storage building or yard for equipment Mobile home used as a dwelling Nonprofit animal facility Home occupation One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> Medical hardship Construction of a single-family dwelling unit Park 	<ul style="list-style-type: none"> Building and structures shall not exceed 26 feet or 2 1/2 stories in height, except as provided in the Supplementary Height and Area Regulation Section of this ordinance. 	<ul style="list-style-type: none"> Minimum lot area of not less than ¼ of an area Minimum lot width 60 feet (provided community water and sewer facilities are made available) Lot area may be decreased to 8,000 square feet (if located in the developing, Established or Central Urban Areas) 14,520 square feet (if located in the Semi-Urban Area of the Albuquerque/ Bernalillo County Comprehensive Plan) 	<ul style="list-style-type: none"> Off-street parking for all uses must be provided in accordance with the regulation set forth in the off-street parking, Loading and unloading Regulations Sections of this ordinance.
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		<ul style="list-style-type: none"> ▪ Garage and yard sale (refer to the zoning ordinance) 				
R-2: Apartment Zone - The purpose of this zone is to permit in appropriate areas a higher density of population than in one-family zones and still maintain a residential environment.						
	<ul style="list-style-type: none"> ▪ Open storage of inoperative vehicles or auto parts ▪ Open storage of trash or junk ▪ Open storage of large appliances ▪ Any use not designated a permissive use or conditional use in this zone unless otherwise authorized by this code ▪ Any use not recognized as customarily incidental to a permitted use in the zone 	<ul style="list-style-type: none"> ▪ Agricultural activity ▪ One single-family dwelling or H.U.D. Zone Code II manufactured home per lot. ▪ Accessory building, structure, or use customarily incidental to the above uses, such building or structures shall be limited to an area of 600 square feet or less. ▪ Noncommercial library, museum, and art gallery. ▪ Recreational vehicle or boat storage in the rear yard (refer to the ordinance) ▪ Signs not exceeding eight square feet ▪ Parking incidental to uses permitted in this zone ▪ Home Occupation ▪ Concealed wireless telecommunications facility, provided that it satisfies the requirements of section 22.5 of this ordinance ▪ Wireless telecommunications antenna located on a public utility structure, provided that it satisfies the requirements of section 22.5 of this ordinance ▪ Amateur Radio Antenna/Tower up to 65 feet as measured from grade. ▪ Garage and yard sale (refer to the zoning ordinance) ▪ Apartments ▪ Multiple single family dwellings ▪ Townhouses 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Accessory building or structure in excess of 600 square feet in area ▪ Amateur Radio Antenna/Tower 65 to 100 feet as measured from grade ▪ Church and incidental facilities ▪ School ▪ Day care center ▪ Carport ▪ Two Kitchens ▪ Family day care home ▪ Temporary festivals, circuses, carnivals or activities in a tent ▪ Real estate sales office and real estate signs exceeding the limitations ▪ Recreational facility ▪ Temporary storage building or yard for equipment ▪ Mobile home used as a dwelling ▪ Nonprofit animal facility ▪ Park ▪ Home occupation ▪ Fraternity or sorority house ▪ Boarding house 	<ul style="list-style-type: none"> ▪ Structures may exceed 26 feet in height but any portion of a structure which exceeds 26 feet in height may not exceed a plane drawn at a 45 degree angle from the horizontal from the ground level of land zoned A-1, A-2, R-1, or M-H which is unimproved or is improved with a conforming permissive use 	<ul style="list-style-type: none"> ▪ Minimum lot area of 8,000 square feet (other than townhouses) ▪ Minimum lot width 60 feet (provided community water and sewer facilities are made available) ▪ Minimum lot area shall be 4,000 square feet (townhouses) ▪ Minimum lot width 24 feet (provided community water and sewer facilities are made available) 	<ul style="list-style-type: none"> ▪ Off-street parking for all uses must be provided in accordance with the regulations set forth in the off-street parking, loading and Unloading section of this ordinance
M-H: Mobile Home And Single Family Residential Zone - The purpose of this zone is to provide for development of subdivisions or groups of contiguous parcels of land having a minimum total area of five acres or more, with a mixture of mobile homes and single-family residences on individual lots.						
	<ul style="list-style-type: none"> ▪ The open storage of inoperative vehicles or auto parts ▪ The open storage of trash or junk ▪ The open storage of large appliances ▪ Any use not designated a permissive use or conditional use in this zone unless otherwise authorized by this code ▪ Any use not recognized as customarily incidental to a permitted use in the zone 	<ul style="list-style-type: none"> ▪ Agricultural activity ▪ One single-family dwelling or H.U.D. Zone Code II manufactured home per lot. ▪ Accessory building, structure, or use customarily incidental to the above uses, such building or structures shall be limited to an area of 600 square feet or less. ▪ Noncommercial library, museum, and art gallery. ▪ Recreational vehicle or boat storage in the rear yard (refer to the ordinance) ▪ Signs not exceeding eight square feet ▪ Parking incidental to uses permitted in this zone ▪ Home Occupation ▪ Concealed wireless telecommunications facility, provided that it satisfies the requirements of section 22.5 of this ordinance ▪ Wireless telecommunications antenna located on a public utility structure, 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Accessory building or structure in excess of 600 square feet in area ▪ Amateur Radio Antenna/Tower 65 to 100 feet as measured from grade ▪ Church and incidental facilities ▪ School ▪ Day care center ▪ Carport ▪ Two Kitchens ▪ Family day care home ▪ Temporary festivals, circuses, carnivals or activities in a tent ▪ Real estate sales office and real estate signs exceeding the limitations ▪ Recreational facility ▪ Temporary storage building or yard for equipment ▪ Mobile home used as a dwelling ▪ Home occupation ▪ One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> ▪ Medical hardship 	<ul style="list-style-type: none"> ▪ Building and structures shall not exceed 26 feet or 2 ½ stories in height, except as provided in The Supplementary Height and Area Regulation Section of this ordinance 	<ul style="list-style-type: none"> ▪ Minimum lot area of ¼ of an acre ▪ Minimum lot width of 60 feet ▪ Lot area may be decreased to 8,000 square feet (if located in the developing, Established or Central Urban Areas) ▪ 14,520 square feet (if located in the Semi-Urban Area of the Albuquerque/ Bernalillo County Comprehensive Plan) 	<ul style="list-style-type: none"> ▪ Off-street parking for all uses must be provided in accordance with the regulations set forth in the off-street parking, loading and Unloading section of this ordinance

		<p>provided that it satisfies the requirements of section 22.5 of this ordinance</p> <ul style="list-style-type: none"> ▪ Amateur Radio Antenna/Tower up to 65 feet as measured from grade. ▪ Garage and yard sale (refer to the zoning ordinance) ▪ One mobile home having a length of 40 feet or more per lot provided no other residence is located on the same lot. 	<ul style="list-style-type: none"> ▪ Nonprofit animal facility ▪ Park 			
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O-1: Office And Industrial Zone - The purpose of this zone is to provide sites suitable for office, service, and institutional uses.

<ul style="list-style-type: none"> ▪ Any use not designated a permissive use or conditional use in this zone. ▪ Any use not recognized as customarily incidental to a permitted use in the zone 	<ul style="list-style-type: none"> ▪ Agricultural activity ▪ One single-family dwelling or H.U.D. Zone Code II manufactured home per lot. ▪ Accessory building, structure, or use customarily incidental to the above uses, such building or structures shall be limited to an area of 600 square feet or less. ▪ Noncommercial library, museum, and art gallery. ▪ Recreational vehicle or boat storage in the rear yard (refer to the ordinance) ▪ Signs not exceeding eight square feet ▪ Parking incidental to uses permitted in this zone ▪ Home Occupation ▪ Concealed wireless telecommunications facility, provided that it satisfies the requirements of section 22.5 of this ordinance ▪ Wireless telecommunications antenna located on a public utility structure, provided that it satisfies the requirements of section 22.5 of this ordinance ▪ Amateur Radio Antenna/Tower up to 65 feet as measured from grade. ▪ Garage and yard sale (refer to the zoning ordinance) ▪ Beauty shop, Barber shop ▪ Bed and breakfast house ▪ Boarding (house) and lodging house ▪ Church, or other place of worship ▪ Club, provided there is no liquor license ▪ Day spa ▪ Group Home ▪ Incidental uses within a building ▪ Institutional ▪ Medical supplies ▪ Office ▪ Parking lot ▪ Photocopy, photography studio ▪ Public utility structures ▪ Radio or television studio ▪ Sign ▪ Wireless telecommunications 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Amateur Radio Antenna/Tower ▪ Dwelling Units ▪ Hospital for human beings or sanatorium ▪ Temporary storage building or yard for equipment ▪ Medical clinic ▪ Roof-mounted wireless telecommunication facility ▪ School and related facility ▪ Height regulation: the same regulation apply as in the R-2 ▪ Area regulation: refer to the Ordinance ▪ Landscape and buffer landscaping 	<ul style="list-style-type: none"> ▪ Structures may exceed 26 feet in height but any portion of a structure which exceeds 26 feet in height may not exceed a plane drawn at a 45 degree angle from the horizontal from the ground level of land zoned A-1, A-2, R-1, or M-H which is unimproved or is improved with a conforming permissive use ▪ The same regulations apply as in the R-2 Zone except as provided in the supplementary height and Area Regulation 	<ul style="list-style-type: none"> ▪ Front yard setback not less than 30 feet ▪ No side yard is required except for building or parts of building altered for residential use ▪ A rear yard setback having a depth of not less than 15 feet ▪ Off street parking spaces, loading and unloading space 	<ul style="list-style-type: none"> ▪ As requires by the Landscaping and Buffer Landscaping section of this Ordinance
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C-N: Neighborhood Commercial Zone - The purpose of this zone is to provide for retail business and services serving primarily the residents of the neighborhood and to minimize any adverse effects on nearby residential development.

	<ul style="list-style-type: none"> ▪ Any use not designated a permissive use or conditional use in this zone unless otherwise authorized by this code ▪ Any use not recognized as customarily incidental to a permitted use in the zone 	<ul style="list-style-type: none"> ▪ Agricultural activity ▪ One single-family dwelling or H.U.D. Zone Code II manufactured home per lot. ▪ Accessory building, structure, or use customarily incidental to the above uses, such building or structures shall be limited to an area of 600 square feet or less. ▪ Noncommercial library, museum, and art gallery. ▪ Recreational vehicle or boat storage in the rear yard (refer to the ordinance) ▪ Signs not exceeding eight square feet ▪ Parking incidental to uses permitted in this zone ▪ Home Occupation ▪ Concealed wireless telecommunications facility, provided that it satisfies the requirements of section 22.5 of this ordinance ▪ Wireless telecommunications antenna located on a public utility structure, provided that it satisfies the requirements of section 22.5 of this ordinance ▪ Amateur Radio Antenna/Tower up to 65 feet as measured from grade. ▪ Garage and yard sale (refer to the zoning ordinance) ▪ Art, antique or gift shop ▪ Bakery goods shop or confectionary store ▪ Bank ▪ Beauty and barber shop ▪ Book or stationary store ▪ Church ▪ Clinic ▪ Drugstore ▪ Feed store (retail) ▪ Hardware store ▪ Grocery, fruit, vegetable, or delicatessen store ▪ Meat market ▪ Laundry/ Laundromat ▪ Newsstand ▪ Nursery/ Greenhouse ▪ Office ▪ Restaurant ▪ Service station ▪ Signs ▪ Stand for the sale of fruit, vegetables, or nursery stock ▪ Firewood sales 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Amateur radio antenna/tower 65-100 feet in height measured from grade ▪ Cleaning (clothes) agency or clothes pressing establishment ▪ Clothing or shoe store ▪ Dry goods store ▪ Tailor ▪ Custom dressmaking ▪ Millinery shop ▪ Drive-in/ Drive-thru ▪ Florist ▪ Garage for automotive repair ▪ Commercial animal establishment ▪ Hospital for animals ▪ Kennels ▪ Interior decorating shop ▪ Jewelry store ▪ Notions store ▪ Paint store ▪ Pet shop ▪ Bird store ▪ Taxidermist ▪ Photography studio ▪ Shoe repair shop ▪ One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> ▪ Watchman or caretaker ▪ Studio for instruction in music ▪ Mixed use development 	<ul style="list-style-type: none"> ▪ Structures may exceed 26 feet in height but any portion of a structure which exceeds 26 feet in height may not exceed a plane drawn at a 45 degree angle from the horizontal from the ground level of land zoned A-1, A-2, R-1, or M-H which is unimproved or is improved with a conforming permissive use ▪ The same regulations apply as in the R-2 zone, except as provided in Section 22 of this ordinance. 	<ul style="list-style-type: none"> ▪ There shall be a front yard having a depth of not less than 30 feet ▪ No side yard is required except for building or parts of buildings altered for residential use ▪ There shall be a rear yard having a depth of not less than 15 feet ▪ Off-street parking spaces and loading and unloading space shall be provided in accordance with the requirements for specific uses set forth in Section 21 of this ordinance ▪ The gross building floor area occupied by any one business shall not exceed 4,000 square feet. 	
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C-1: Neighborhood Commercial Zone - The purpose of this zone is to provide suitable sites for office, service, institutional, and limited commercial uses to satisfy the day to day needs of nearby residential areas and to minimize any adverse effect on nearby residential development.

	<ul style="list-style-type: none"> ▪ Any use not designated a permissive use or conditional use in this zone 	<ul style="list-style-type: none"> ▪ Automobile ▪ Banking 	<p>The following uses may be permitted if approved by the Zoning Administrator</p>	<ul style="list-style-type: none"> ▪ Structures may exceed 26 feet in height but any portion of a 	<ul style="list-style-type: none"> ▪ There shall be a front yard having a depth of not less than 30 feet 	<ul style="list-style-type: none"> ▪ As requires by the Landscaping and Buffer Landscaping section of
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	<ul style="list-style-type: none"> ▪ Any use not recognized as customarily incidental to a permitted use in the zone 	<ul style="list-style-type: none"> ▪ Car wash ▪ Commercial animal establishment ▪ Delivery service ▪ Drive-thru ▪ Drugstore ▪ Dry-cleaners ▪ Health Gymnasiums ▪ Interior decorating ▪ Laundromat ▪ Medical Clinic ▪ Retail , Restaurant ▪ Shoe repair shop ▪ Small animal clinic ▪ Sign ▪ Sign, off premises 	<ul style="list-style-type: none"> ▪ Amateur Radio Antenna/Tower ▪ School and related facilities ▪ Hospital for animals, kennel, provided it is in a completely enclosed building ▪ Hospital for human beings ▪ Mortuary ▪ One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> ▪ Watchman or caretaker ▪ Stand for the sale of fruit, vegetables or nursery stock ▪ Temporary storage building or yard equipment ▪ Roof-mounted wireless telecommunication ▪ Mixed-use development ▪ Apartments and townhouses as regulated in R-2 ▪ Multiple single-family dwelling as regulated in R- 2 	<p>structure which exceeds 26 feet in height may not exceed a plane drawn at a 45 degree angle from the horizontal from the ground level of land zoned A-1, A-2, R-1, or M-H which is unimproved or is improved with a conforming permissive use</p> <ul style="list-style-type: none"> ▪ The same regulations apply as in the R-2 Zone except as provided in the supplementary Height and Area Regulation 	<ul style="list-style-type: none"> ▪ No side yard is required except for building or parts of buildings altered for residential use ▪ There shall be a rear yard having a depth of not less than 15 feet ▪ Off-street parking spaces and loading and unloading space shall be provided in accordance with the requirements for specific uses set forth in this ordinance 	<p>the Ordinance</p>
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C-2: Community Commercial Zone - The purpose of this zone is to provide for commercial uses and to regulate such uses in such a manner as to provide for appropriate community commercial uses.

	<ul style="list-style-type: none"> ▪ Any use not designated a permissive use or conditional use in this zone unless otherwise authorized by this code ▪ Any use not recognized as customarily incidental to a permitted use in the zone 	<ul style="list-style-type: none"> ▪ Automobile ▪ Banking ▪ Car wash ▪ Commercial animal establishment ▪ Delivery service ▪ Drive-thru ▪ Drugstore ▪ Dry-cleaners ▪ Health Gymnasiums ▪ Interior decorating ▪ Laundromat ▪ Medical Clinic ▪ Retail , Restaurant ▪ Shoe repair shop ▪ Small animal clinic ▪ Sign ▪ Sign, off premises ▪ Bus or Rail passenger terminal ▪ Garage for automotive repair ▪ Hotel or Motel ▪ Indoor amusement enterprise ▪ Auditorium, Billiard or pool hall ▪ Bowling alley ▪ Boxing arena, Dancehall ▪ Game of skill, Theatre ▪ Penny arcade ▪ Shooting gallery ▪ Skating rink, Swimming pool ▪ Retail Store business or shop ▪ Carpentry , Ceramics ▪ Fabric Cutting, Sewing ▪ Furniture making, Upholstering ▪ Sign painting ▪ Making of rubber or metal stamps ▪ Interior decorating ▪ Catering, Baking ▪ Confectionery making ▪ Weaving, Jewelry making ▪ Curio making ▪ Automobile truck, trailer sales ▪ Auto, trailer, truck rental, service, storage ▪ Drive-in restaurant or refreshment stand ▪ Furniture store 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Adult amusement establishment ▪ Amusement enterprise ▪ Baseball batting ▪ Circus ▪ Carnival ▪ Golf driving range ▪ Kart track/ go-cart ▪ Children's amusement ▪ Jump net center ▪ Miniature golf course ▪ Pony riding ▪ Rodeo grounds ▪ Polo fields ▪ Swimming pool ▪ Auction yard ▪ Flea market ▪ Firewood sales yard ▪ Blood bank ▪ Plasma center ▪ Bar and lounge ▪ Apartments as regulated in the R-2 Zone ▪ Multiple single-family dwellings ▪ One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> ▪ Watchman or caretaker 	<ul style="list-style-type: none"> ▪ Structures may exceed 26 feet in height but any portion of a structure which exceeds 26 feet in height may not exceed a plane drawn at a 45 degree angle from the horizontal from the ground level of land zoned A-1, A-2, R-1, or M-H which is unimproved or is improved with a conforming permissive use ▪ The same regulations apply as in the R-2 zone, except as provided in the Supplementary Height and Area Regulations Section of this ordinance. 	<ul style="list-style-type: none"> ▪ There shall be a front yard having a depth of not less than 30 feet ▪ No side yard is required except for building or parts of buildings altered for residential use ▪ There shall be a rear yard having a depth of not less than 15 feet ▪ Off-street parking spaces and loading and unloading space shall be provided in accordance with the requirements for specific uses set forth in this ordinance 	<ul style="list-style-type: none"> ▪ As requires by the Landscaping and Buffer Landscaping section of this Ordinance
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		<ul style="list-style-type: none"> ▪ Hardware store ▪ Home appliance store ▪ Hospital for animals, Kennels ▪ Lumberyard ▪ Building material sales ▪ Printing establishment ▪ Publishing establishment ▪ Lithographing establishment ▪ Blueprinting establishment ▪ Photostatting establishment ▪ Rental of household, yard, and garden equipment ▪ Sale of household, yard, and garden equipment ▪ Restaurant will full service liquor license ▪ Signs ▪ Billboard ▪ Taxidermist ▪ Transfer of household goods ▪ Storage of household goods 			
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C-LI: Commercial/Light Industrial Zone – The purpose of this zone is primarily for community commercial uses, light manufacturing, light fabricating, warehousing, and wholesale distribution with off-street loading and off-street parking for employees, and with ready access to arterial highways or railroads.

	<ul style="list-style-type: none"> ▪ Church and any residential use, except that each individual use may provide accommodations for one security resident employed on the premises, provided that such accommodations are not used as rental property. 	<ul style="list-style-type: none"> ▪ Amateur Radio Antenna/ Tower up to 65 feet ▪ Art and crafts objects retail sales ▪ Automobile, motorcycle, bicycle, motorized bicycle, all-terrain vehicle, and small repairing but no bodywork ▪ Auto part and supply retail sales ▪ Bakery goods shop ▪ Banking and loaning money ▪ Bicycle and motorized bicycle sales and rental ▪ Bottling plant ▪ Books, magazines, newspapers, stationery for retail sales ▪ Car wash ▪ Clothing, shoes, dry goods for retail sales ▪ Cosmetics, notions, hobby supplies for retail sales ▪ Delivery service ▪ Drive-thru facilities ▪ Drug store ▪ Dry cleaning, laundry, clothes pressing ▪ Feed or fruit storage or sales ▪ Foundry, casting of nonferrous metal ▪ Grocery store ▪ Health gymnasium ▪ Ice plant ▪ Institution ▪ Jewelry sales and supplies ▪ Laboratory ▪ Laundry, cleaning, or dyeing works ▪ Nursery or greenhouse ▪ Office ▪ Paint store ▪ Pet shop ▪ Photographic equipment sales ▪ Public utility structure and public building 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Amateur Radio Antenna/ Tower up to 65 feet ▪ Mixed use development with residential and nonresidential uses combined in the same building or buildings ▪ One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> ▪ Watchman or caretaker 	<ul style="list-style-type: none"> ▪ The same regulations apply as in the C-2 zone, except as provided in the Supplementary Height and Area Regulations Section of this ordinance. 	<ul style="list-style-type: none"> ▪ There shall be a front yard having a depth of not less than 30 feet ▪ None required except on the side of a lot abutting as A-1, A-2, R-1, R-2, or M-H zone ▪ There shall be a rear yard having a depth of not less than 15 feet ▪ Off-street parking spaces and loading and unloading space shall be provided in accordance with the requirements for specific uses set forth in this ordinance 	<ul style="list-style-type: none"> ▪ Non-residential uses facing or abutting on a principal or minor arterial, as identifies in the Long Range Major Street Plan, shall provide landscaping as provided and regulated in the landscaping and buffer landscaping regulations section of this ordinance.
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		<ul style="list-style-type: none"> including fire and police stations ▪ Radio and or television station ▪ Restaurant ▪ Sales and display rooms or buildings for wholesalers, distributors ▪ Service station ▪ Sign ▪ Tailoring, dressmaking ▪ One residence per business for a security resident ▪ Wireless telecommunication ▪ Uses must be conducted within a completely enclosed building or within an area enclosed on all sides. Building materials storage and sales, contractor's equipment, machine shop, blacksmith shop, ornamental iron shop, welding shop, manufacturing, compounding assembling, or treatment of articles, manufacturing, compounding processing, packaging, treating, assembling maintaining overhauling, sheet metal work, warehouse, food processing ▪ One (1) mobile home for a watchman or caretaker 			
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M-1: Light Industrial Zone – The purpose of this zone is primarily for light manufacturing, light fabricating, warehousing, and wholesale distribution with off-street loading and off-street parking for employees, and with access to arterial high-ways or railroads

<ul style="list-style-type: none"> ▪ Church ▪ Library ▪ School ▪ Hospital ▪ Residential use 	<ul style="list-style-type: none"> ▪ Automobile ▪ Banking ▪ Car wash ▪ Commercial animal establishment ▪ Delivery service ▪ Drive-thru ▪ Drugstore ▪ Dry-cleaners ▪ Health Gymsnasiums ▪ Interior decorating ▪ Laundromat ▪ Medical Clinic ▪ Retail , Restaurant ▪ Shoe repair shop ▪ Small animal clinic ▪ Sign ▪ Sign, off premises ▪ Bottling plant ▪ Cold storage plant ▪ Feed or fruit storage or sale ▪ Foundry, casting of lightweight, non-ferrous metal ▪ Ice plant ▪ Laboratory ▪ Laundry, cleaning, or dyeing works, including rug work ▪ Uses must be conducted within a completely enclosed building or within an area enclosed on all sides: Building material, concrete or cement products, contractor's equipment storage, rental or sale, contractor's yard, fuel storage or 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Asphalt batching plant provided the site is enclosed by a solid wall or fence six feet high on all sides abutting A-1, A-2, R-1, R-2, or M-H property. ▪ Poultry or rabbit live storage or killing and dressing. ▪ One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> ▪ Watchman or caretaker 	<ul style="list-style-type: none"> ▪ The same regulations apply as in the C-2 zone, except as provided in the Supplementary Height and Area Regulations Section of this ordinance. 	<ul style="list-style-type: none"> ▪ There shall be a front yard having a depth of not less than 30 feet ▪ None required except on the side of a lot abutting as A-1, A-2, R-1, R-2, or M-H zone ▪ There shall be a rear yard having a depth of not less than 15 feet ▪ Off-street parking spaces and loading and unloading space shall be provided in accordance with the requirements for specific uses set forth in this ordinance 	<ul style="list-style-type: none"> ▪ Non-residential uses facing or abutting on a principal or minor arterial, as identifies in the Long Range Major Street Plan, shall provide landscaping as provided and regulated in the landscaping and buffer landscaping regulations section of this ordinance.
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		<p>sales, machine shop blacksmith shop, ornamental iron shop, welding shop, manufacturing compound assembling or treatment of articles made from the following: bone, shell, cellophane, cork, fiber, fur, glass, horn, leather, precious or semi-precious metals or gems, paint, paper, plastics, textiles, yarn, tobacco or wood. Sheeting metal working, Truck terminal, tractor, trailer or truck storage Warehouse, Food processing. Manufacturing, compounding, processing, packaging, or treating, assembling, maintaining, repairing, overhaul or rebuilding of the following products: from the following: bakery goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, electronic instruments, and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics, signs, toys, and novelties.</p> <ul style="list-style-type: none"> ▪ Auction dismantling yards ▪ Accessory uses ▪ Off- premises sign or advertising ▪ Tire recapping ▪ Manufactured or mobile homes sales 				
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M-2: Heavy Manufacturing Zone – The purpose of all types except that certain potentially hazardous or nuisance-type industries as specified in subsection B.2

	<ul style="list-style-type: none"> ▪ Church ▪ Library ▪ School ▪ Hospital ▪ Residential use 	<ul style="list-style-type: none"> ▪ Automobile ▪ Banking ▪ Car wash ▪ Commercial animal establishment ▪ Delivery service ▪ Drive-thru ▪ Drugstore ▪ Dry-cleaners ▪ Health Gymnasiums ▪ Interior decorating ▪ Laundromat ▪ Medical Clinic ▪ Retail, Restaurant ▪ Shoe repair shop ▪ Small animal clinic ▪ Sign ▪ Sign, off premises ▪ Bottling plant ▪ Cold storage plant ▪ Feed or fruit storage or sale ▪ Foundry, casting of lightweight, non-ferrous metal ▪ Ice plant ▪ Laboratory ▪ Laundry, cleaning, or dyeing works, including rug work ▪ Uses must be conducted within a completely enclosed building or within an area enclosed on all sides: Building material, concrete or cement products, contractor's equipment storage, rental or 	<p>The following uses may be permitted if approved by the Zoning Administrator</p> <ul style="list-style-type: none"> ▪ Distillation of bones ▪ Fat rendering ▪ Manufacturing of the following: fertilizer, Glue, lime, gypsum, Plaster of Paris, Ammonia, bleaching powder, chlorine, oilcloth, linoleum, pyroxylin, stove or show polish ▪ Stockyard, feeding pen ▪ Slaughter of animals ▪ Tannery, curing of raw hides ▪ Wool pulling or scouring ▪ Manufacture or storage of explosives ▪ Blast furnace, coke oven ▪ One mobile home for the following uses: (please see criteria in the Zoning Ordinance) <ul style="list-style-type: none"> ▪ Watchman or caretaker 	<ul style="list-style-type: none"> ▪ None 	<ul style="list-style-type: none"> ▪ The front, side and rear yard regulations are the same as those in the M-1 Light Industrial Zone ▪ Off-street parking spaces and loading and unloading space shall be provided in accordance with the requirements for specific uses set forth in this ordinance 	<ul style="list-style-type: none"> ▪ Non-residential uses facing or abutting on a principal or minor arterial, as identifies in the Long Range Major Street Plan, shall provide landscaping as provided and regulated in the landscaping and buffer landscaping regulations section of this ordinance.
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		<p>sale, contractor's yard, fuel storage or sales, machine shop blacksmith shop, ornamental iron shop, welding shop, manufacturing compound assembling or treatment of articles made from the following: bone, shell, cellophane, cork, fiber, fur, glass, horn, leather, precious or semi-precious metals or gems, paint, paper, plastics, textiles, yarn, tobacco or wood. Sheeting metal working, Truck terminal, tractor, trailer or truck storage Warehouse, Food processing. Manufacturing, compounding, processing, packaging, or treating, assembling, maintaining, repairing, overhaul or rebuilding of the following products: from the following: bakery goods, toiletries, dairy products, drugs, pharmaceutical goods, electrical appliances, electronic instruments, and devices, radios or phonographs, musical instruments, pottery, figurines, ceramics, signs, toys, and novelties.</p> <ul style="list-style-type: none"> ▪ Auction dismantling yards ▪ Accessory uses ▪ Off- premises sign or advertising ▪ Tire recapping ▪ Manufactured or mobile homes sales ▪ Boiler works ▪ Iron or steel foundry or fabrication ▪ Manufacturing of the following: Acetylene gas, Alcohol, Asphalt, brick, tile, terra cotta, chemicals, paints, oil, shellac, turpentine, lacquer, varnish, petroleum byproducts, plastics, soap, sodium compounds, tar products. ▪ Mailing, manufacturing, and related processing of cement ▪ Railroad repair shops ▪ Salvage yard for storage and sale of used materials 				
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