

APPENDIX 3.
CONDITIONAL USES LISTED BY ZONING DISTRICTS

The following list summarizes, by zoning districts, the uses which may be allowed by Conditional Use Permit. See Section 4 of Article 23.

Section A. In the Rural District, (RUR):

1. Group A Conditional Uses:

- a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
- b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;
- c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
- d. Bed and breakfast establishments;
- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;
- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institutions, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly

or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied;

- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;
- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

2. Group F Conditional Uses:

On ownership tracts less than ten (10) acres, oil and gas well drilling and production provided that the provisions of Section 6, (B)(7) of Article 23 are satisfied.

3. Group G Conditional Uses:

- a. Quarrying, mining, or earthen materials excavation or filling operations, including but not limited to:
 - 1). The delivery and placement of greater than 1,200 cubic yards of earth fill material or the excavation and removal of greater than 1,200 cubic yards of any earth excavated from any property, unless, however, such earth excavation or filling operations are necessary for the construction of a building or structure on the subject property, or
 - 2). The screening, crushing, washing or storage of clay, gravel, ore, sand, stone, top soil, fill dirt or similar materials, or
 - 3). An asphalt or concrete plant, and
 - 4) subject to the standards and conditions in Section 6, (B)(3) of Article 23;
- b. Sanitary landfills; composting yards; waste recycling centers; hazardous waste facilities; refuse transfer stations or waste incinerators serving more than one tract; construction or demolition landfills; burning of brush, trees, man-made items, and the like for more than 3 days or for materials brought from off-site to the property on which they are being burned or disposed of, or other such uses not otherwise prohibited by law and subject to the provisions of Section 6, (B)(5) of Article 23; and
- c. Salvage yards.

4. The following Group I Conditional Use:

In the RUR, Rural District, outdoor advertising signs subject to the provisions of Article 20 of these regulations.

5. Group J Conditional Uses as follows:

In the Rural District, (RUR) conditional uses, such as the following, may be approved by the Board if the requirements of Section 6 (B)(11) of this Article are satisfied, in the Planned Retail Business Districts (PRB-1, PRB-2 and PRB-3), and the following two Planned Employment Center Districts: the Planned Research, Development and Light Industrial Park

District (PEC-3) and the Planned Industrial Park District (PEC-4), conditional uses, such as the following, may be approved by the Board:

1. Storage Yards for vehicles, materials, supplies or construction equipment, including construction contractor's shops and construction contractor's yards.

6. Group L Conditional Uses:

Churches and schools of general instruction and schools of special instruction for a period of thirty (30) years, but improvements or uses not specifically included in the permit shall not be allowed unless a new permit is approved.

7. Group M Conditional Uses:

Manufactured homes provided that the provisions in Section 6, (B)(9) of Article 23 are satisfied.

8. Group N Conditional Uses:

Off-street parking lots or structures provided that the setback requirements of the zoning district or the buffering and screening requirements in Article 11 (7)(B) and (C) and Article 16 (3)(A) and (B) of these regulations are satisfied as found to be appropriate requirements during consideration of the Conditional Use Permit and if approved by the Board.

9. Group P Conditional Uses:

Landscape contractor's shops or yards are allowed uses in the Planned Research, Development and Light Industrial Park District (PEC-3) and the Planned Industrial Park District (PEC-4) and may be allowed as conditional uses in the Planned Rural Retail Business District (PRB-1), and the Planned Residential Neighborhood Retail Business District (PRB-2), or when associated with a wholesale nursery in the RUR, Rural District, if a permit is approved by the Board as provided herein.

10. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses.

Section B. In the Planned Rural District, (PRUR):

1. Group A Conditional Uses:

- a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
- b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these

regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;

- c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
- d. Bed and breakfast establishments;
- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;
- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institutions, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of Article 23 are satisfied;
- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;
- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

2. Group F Conditional Uses:

On ownership tracts less than ten (10) acres, oil and gas well drilling and production provided that the provisions of Section 6, (B)(7) of Article 23 are satisfied.

3. Group L Conditional Uses:

Churches and schools of general instruction and schools of special instruction for a period of thirty (30) years, but improvements or uses not specifically included in the permit shall not be allowed unless a new permit is approved.

4. Group M Conditional Uses:

Manufactured homes provided that the provisions in Section 6, (B)(9) of Article 23 are satisfied.

5. Group N Conditional Uses:

Off-street parking lots or structures provided that the setback requirements of the zoning district or the buffering and screening requirements in Article 11 (7)(B) and (C) and Article 16 (3)(A) and (B) of these regulations are satisfied as found to be appropriate requirements during consideration of the Conditional Use Permit and if approved by the Board.

6. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses.

Section C. In the Residential Districts and in the Planned Residential Districts:

Residential Low Density District	(RLD)
Residential Neighborhood Two District	(RN-2)
Residential Neighborhood One District	(RN-1)
Planned Residential Low Density District	(PRLD)
Planned Residential Neighborhood Two District	(PRN-2)
Planned Residential Neighborhood One District	(PRN-1)
Planned Residential Urban Single-Family-1A District	(PRU-1A)
Planned Residential Urban Single-Family-1B District	(PRU-1B)
Planned Residential Urban Two-Family District	(PRU-2)
Planned Residential Urban Townhouse District	(PRU-3)
Planned Residential Urban Apartment District	(PRU-4)
Planned Residential Manufactured Home Park District	(PRMHP)
Planned Residential Manufactured Home Subdivision District	(PRMHS)

1. Group A Conditional Uses:

- a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
- b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these

regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;

- c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
- d. Bed and breakfast establishments;
- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;
- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institution, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied;
- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;
- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

2. Group F Conditional Uses:

Gas well drilling and production provided that the provisions of Section 6, (B)(7) of Article 23 are satisfied.

3. Group L Conditional Uses:

Churches and schools of general instruction and schools of special instruction for a period of thirty (30) years, but improvements or uses not specifically included in the permit shall not be allowed unless a new permit is approved.

4. Group M Conditional Uses:

Manufactured homes are allowed uses in the PRMHP District and the PRMHS District and may be allowed if a conditional use permit is approved by the Board and if the provisions in Section 6, (B)(9) of Article 23 are satisfied.

5. Group N Conditional Uses:

Off-street parking lots or structures provided that the setback requirements of the zoning district or the buffering and screening requirements in Article 11 (7)(B) and (C) and Article 16 (3)(A) and (B) of these regulations are satisfied as found to be appropriate requirements during consideration of the Conditional Use Permit and if approved by the Board.

6. Group O Conditional Uses:

Group Homes Type One are allowed uses in the Rural District (RUR), the Planned Rural District (PRUR), the Low-Density Residential District (RLD), the Residential Neighborhood Two District (RN-2), the Residential Neighborhood One District (RN-1), the Planned Low-Density Residential District (PRLD), the Planned Residential Neighborhood Two District (PRN-2), the Planned Residential Neighborhood One District (PRN-1), the Planned Residential Urban Single-Family 1A District (PRU-1A), and the Planned Residential Urban Single-Family 1B District (PRU-1B) and may be allowed in all other districts except the Planned Adult Entertainment District (PAE) and the following Planned Employment Center Districts (PEC-1 and PEC-4) as a conditional use, if a permit is approved as provided herein, and if the requirements of Section 6, (B)(2) of this Article are satisfied.

7. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses. The table in Article 23 establishes these categories:

Section D. In the Planned Limited Retail Business District, (PRB-1A):

1. From Group A: No. 4. Bed and breakfast establishments; No. 5. Business retreats, executive conference centers or similar such uses; and No. 8. Day-Care Home, Group Day-Care Home, Child-Care Center, Adult-Care Center, Preschool, or Mother's Day Out Program provided the development and performance standards in Section 6(B)(8) of Article 23 are satisfied.
2. From Group B: No. 5. Farmer's Market; No. 6. Fruit and Vegetable Stands; and No. 7. Small Equipment Repair.

Section E. In the Planned Rural Retail Business District, (PRB-1):

1. Group A Conditional Uses:

- a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
- b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;
- c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
- d. Bed and breakfast establishments;
- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;
- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institutions, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied;
- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;

- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

2. Group B Conditional Uses:

- a. Auction Facilities;
- b. Automotive Repair Shop or Repair Garage;
- c. Farm Machinery and Equipment Sales;
- d. Farm Supplies Store;
- e. Farmer's Market;
- f. Fruit and Vegetable Stands;
- g. Small Equipment Repair; and
- h. Veterinary Clinic for Large Animals.

3. Group G Conditional Uses:

- a. Quarrying, mining, or earthen materials excavation or filling operations, including but not limited to:
 - 1). The delivery and placement of greater than 1,200 cubic yards of earth fill material or the excavation and removal of greater than 1,200 cubic yards of any earth excavated from any property, unless, however, such earth excavation or filling operations are necessary for the construction of a building or structure on the subject property, or
 - 2). The screening, crushing, washing or storage of clay, gravel, ore, sand, stone, top soil, fill dirt or similar materials, or
 - 3). An asphalt or concrete plant, and
 - 4) subject to the standards and conditions in Section 6, (B)(3) of Article 23;
- b. Sanitary landfills; composting yards; waste recycling centers; hazardous waste facilities; refuse transfer stations or waste incinerators serving more than one tract; construction or demolition landfills; burning of brush, trees, man-made items, and the like for more than 3 days or for materials brought from off-site to the property on which they are being burned or disposed of, or other such uses not otherwise prohibited by law and subject to the provisions of Section 6, (B)(5) of Article 23; and
- c. Salvage yards.

4. Group I Conditional Uses:

- a. Storage Yards for vehicles, materials, or supplies, and
- b. In the above districts and also in the RUR, Rural District, Outdoor advertising signs subject to the provisions of Article 20 of these regulations.

5. Group J Conditional Uses:

Storage Yards for vehicles, materials, supplies or construction equipment, including construction contractor's shops and construction contractor's yards.

6. Group M Conditional Uses:

Manufactured homes if the provisions in Section 6, (B)(9) of Article 23 are satisfied.

7. Group O Conditional Uses Conditional Uses:

Group Homes Type One are allowed uses in the Rural District (RUR), the Planned Rural District (PRUR), the Low-Density Residential District (RLD), the Residential Neighborhood Two District (RN-2), the Residential Neighborhood One District (RN-1), the Planned Low-Density Residential District (PRLD), the Planned Residential Neighborhood Two District (PRN-2), the Planned Residential Neighborhood One District (PRN-1), the Planned Residential Urban Single-Family 1A District (PRU-1A), and the Planned Residential Urban Single-Family 1B District (PRU-1B) and may be allowed in all other districts except the Planned Adult Entertainment District (PAE) and the following Planned Employment Center Districts (PEC-1 and PEC-4) as a conditional use, if a permit is approved as provided herein, and if the requirements of Section 6, (B)(2) of this Article are satisfied.

8. Group P Conditional Uses:

Landscape contractor's shops or yards are allowed uses in the Planned Research, Development and Light Industrial Park District (PEC-3) and the Planned Industrial Park District (PEC-4) and may be allowed as conditional uses in the Planned Rural Retail Business District (PRB-1), and the Planned Residential Neighborhood Retail Business District (PRB-2), or when associated with a wholesale nursery in the RUR, Rural District, if a permit is approved by the Board as provided herein.

9. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses. The table in Article 23 establishes these categories:

Section F. In the Planned Residential Neighborhood Retail Business District, (PRB-2):

1. Any Conditional Use such as listed for PRB-1.

2. Any Permitted Use in PRB-3 not specifically referenced as a Permitted Use within PRB-2.

3. Group A Conditional Uses:

- a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
- b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;

- c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
- d. Bed and breakfast establishments;
- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;
- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institutions, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied;
- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;
- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

4. Group B Conditional Uses:

- a. Auction Facilities;
- b. Automotive Repair Shop or Repair Garage;;
- c. Farm Machinery and Equipment Sales;
- d. Farm Supplies Store;

- e. Farmer's Market;
- f. Fruit and Vegetable Stands;
- g. Small Equipment Repair; and
- h. Veterinary Clinic for Large Animals.

5. Group C Conditional Uses:

- a. Any Permitted Use in PRB-3 not specifically referenced as a Permitted Use in PRB-2;
- b. Arcade, Amusement Center, or Game Room where amusement devices are available for use; Dance Halls; Cocktail Lounges, Beer Halls, Clubs, Taverns, or other similar establishments where alcoholic or cereal malt beverages are consumed on the premises, subject to the standards of Section 6, (B)(6) of Article 23;
- c. Bowling Alley/Pool Hall;
- d. Community Centers or Assembly Halls for less than 100 people at any given time; and
- e. Truck or Equipment Rental.

6. Group G Conditional Uses:

- a. Quarrying, mining, or earthen materials excavation or filling operations, including but not limited to:
 - 1). The delivery and placement of greater than 1,200 cubic yards of earth fill material or the excavation and removal of greater than 1,200 cubic yards of any earth excavated from any property, unless, however, such earth excavation or filling operations are necessary for the construction of a building or structure on the subject property, or
 - 2). The screening, crushing, washing or storage of clay, gravel, ore, sand, stone, top soil, fill dirt or similar materials, or
 - 3). An asphalt or concrete plant, and
 - 4) subject to the standards and conditions in Section 6, (B)(3) of Article 23;
- b. Sanitary landfills; composting yards; waste recycling centers; hazardous waste facilities; refuse transfer stations or waste incinerators serving more than one tract; construction or demolition landfills; burning of brush, trees, man-made items, and the like for more than 3 days or for materials brought from off-site to the property on which they are being burned or disposed of, or other such uses not otherwise prohibited by law and subject to the provisions of Section 6, (B)(5) of Article 23; and
- c. Salvage yards.

7. Group I Conditional Uses:

- a. Storage Yards for vehicles, materials, or supplies, and
- b. In the above districts and also in the RUR, Rural District, Outdoor advertising signs subject to the provisions of Article 20 of these regulations.

8. Group J Conditional Uses:

Storage Yards for vehicles, materials, supplies or construction equipment, including construction contractor's shops and construction contractor's yards.

9. Group M Conditional Uses:

Manufactured homes if the provisions in Section 6, (B)(9) of Article 23 are satisfied.

10. Group O Conditional Uses:

Group Homes Type One are allowed uses in the Rural District (RUR), the Planned Rural District (PRUR), the Low-Density Residential District (RLD), the Residential Neighborhood Two District (RN-2), the Residential Neighborhood One District (RN-1), the Planned Low-Density Residential District (PRLD), the Planned Residential Neighborhood Two District (PRN-2), the Planned Residential Neighborhood One District (PRN-1), the Planned Residential Urban Single-Family 1A District (PRU-1A), and the Planned Residential Urban Single-Family 1B District (PRU-1B) and may be allowed in all other districts except the Planned Adult Entertainment District (PAE) and the following Planned Employment Center Districts (PEC-1 and PEC-4) as a conditional use, if a permit is approved as provided herein, and if the requirements of Section 6, (B)(2) of this Article are satisfied.

11. Group P Conditional Uses:

Landscape contractor's shops or yards are allowed uses in the Planned Research, Development and Light Industrial Park District (PEC-3) and the Planned Industrial Park District (PEC-4) and may be allowed as conditional uses in the Planned Rural Retail Business District (PRB-1), and the Planned Residential Neighborhood Retail Business District (PRB-2), or when associated with a wholesale nursery in the RUR, Rural District, if a permit is approved by the Board as provided herein.

12. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses. The table in Article 23 establishes these categories:

Section G. In the Planned Urban Neighborhood Retail Business District, (PRB-3):

- 1. Any Conditional Use listed for PRB-1 or PRB-2.**
- 2. Any retail use not specifically designated as a Permitted Use in Districts PRB-1, PRB-2 or PRB-3.**
- 3. Group A Conditional Uses:**
 - a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
 - b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;
 - c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
 - d. Bed and breakfast establishments;

- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;
- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institutions, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied;
- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;
- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

4. Group B Conditional Uses:

- a. Auction Facilities;
- b. Automotive Repair Shop or Repair Garage;
- c. Farm Machinery and Equipment Sales;
- d. Farm Supplies Store;
- e. Farmer's Market;
- f. Fruit and Vegetable Stands;
- g. Small Equipment Repair; and
- h. Veterinary Clinic for Large Animals.

5. Group C Conditional Uses:

- a. Any Permitted Use in PRB-3 not specifically referenced as a Permitted Use in PRB-2;
- b. Arcade, Amusement Center, or Game Room where amusement devices are available for use; Dance Halls; Cocktail Lounges, Beer Halls, Clubs, Taverns, or other similar establishments where alcoholic or cereal malt beverages are consumed on the premises, subject to the standards of Section 6, (B)(6) of Article 23;
- c. Bowling Alley/Pool Hall;
- d. Community Centers or Assembly Halls for less than 100 people at any given time; and
- e. Truck or Equipment Rental.

6. Group D Conditional Uses:

- a. Any retail use not specifically designated as a Permitted Use in districts PRB-1, PRB-2, or PRB-3;
- b. New or Used Car and Truck Sales;
- c. Wholesale establishment or warehouse in a completely enclosed building provided the floor area for such uses shall not exceed twenty thousand (20,000) square feet; and
- d. Zoos, commercial aquariums, aviaries or similar facilities open to the public.

7. Group G Conditional Uses:

- a. Quarrying, mining, or earthen materials excavation or filling operations, including but not limited to:
 - 1). The delivery and placement of greater than 1,200 cubic yards of earth fill material or the excavation and removal of greater than 1,200 cubic yards of any earth excavated from any property, unless, however, such earth excavation or filling operations are necessary for the construction of a building or structure on the subject property, or
 - 2). The screening, crushing, washing or storage of clay, gravel, ore, sand, stone, top soil, fill dirt or similar materials, or
 - 3). An asphalt or concrete plant, and
 - 4) subject to the standards and conditions in Section 6, (B)(3) of Article 23;
- b. Sanitary landfills; composting yards; waste recycling centers; hazardous waste facilities; refuse transfer stations or waste incinerators serving more than one tract; construction or demolition landfills; burning of brush, trees, man-made items, and the like for more than 3 days or for materials brought from off-site to the property on which they are being burned or disposed of, or other such uses not otherwise prohibited by law and subject to the provisions of Section 6, (B)(5) of Article 23; and
- c. Salvage yards.

8. Group I Conditional Uses:

- a. Storage Yards for vehicles, materials, or supplies; and
- b. In the above districts and also in the RUR, Rural District, Outdoor advertising signs subject to the provisions of Article 20 of these regulations.

9. Group J Conditional Uses:

Storage Yards for vehicles, materials, supplies or construction equipment, including construction contractor's shops and construction contractor's yards.

10. Group M Conditional Uses:

Manufactured homes if the provisions in Section 6, (B)(9) of Article 23 are satisfied.

11. Group N Conditional Uses:

Off-street parking lots or structures are allowed accessory uses in the Planned Retail Business Districts (PRB-1, PRB-2 and PRB-3), and the Planned Employment Center Districts (PEC-1, PEC-2, PEC-3 and PEC-4). Accessory off-street parking lots or structures may be allowed in all other districts except the Planned Adult Entertainment District (PAE) as a conditional use. Off-street parking lots or structures may be allowed as a business use in the Planned Urban Neighborhood Retail Business District (PRB-3), and in the Planned Research, Development and Light Industrial Park District, PEC-3, if a permit is approved by the Board, provided that the setback requirements of the zoning district or the buffering and screening requirements in Article 11, (7)(B) and (C) and Article 16, (3)(A) and (B) of these regulations are satisfied as found to be appropriate requirements during consideration of the Conditional Use Permit and if approved by the Board.

12. Group O Conditional Uses:

Group Homes Type One are allowed uses in the Rural District (RUR), the Planned Rural District (PRUR), the Low-Density Residential District (RLD), the Residential Neighborhood Two District (RN-2), the Residential Neighborhood One District (RN-1), the Planned Low-Density Residential District (PRLD), the Planned Residential Neighborhood Two District (PRN-2), the Planned Residential Neighborhood One District (PRN-1), the Planned Residential Urban Single-Family 1A District (PRU-1A), and the Planned Residential Urban Single-Family 1B District (PRU-1B) and may be allowed in all other districts except the Planned Adult Entertainment District (PAE) and the following Planned Employment Center Districts (PEC-1 and PEC-4) as a conditional use, if a permit is approved as provided herein, and if the requirements of Section 6, (B)(2) of this Article are satisfied.

13. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses. The table in Article 23 establishes these categories:

Section H. In the Planned Research and Development Park District, PEC-1:

1. Group E Conditional Uses:

- a. Day-Care Center or Preschool per the Group Q Table in Article 23;
- b. Accessory buildings or structures larger than or in greater quantities than permitted by Article 18 of these regulations; and
- c. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied.

2. Group L Conditional Uses:

Schools of special instruction may be allowed in Planned Employment Center Districts PEC-1, PEC-3 and PEC-4 if approved by the Board as conditional uses. Such permits may be approved for a period of thirty (30) years, but improvements or uses not specifically included in the permit shall not be allowed unless a new permit is approved.

3. Group N Conditional Uses:

Off-street parking lots or structures are allowed accessory uses in the Planned Retail Business Districts (PRB-1, PRB-2 and PRB-3), and the Planned Employment Center Districts (PEC-1, PEC-2, PEC-3 and PEC-4). Accessory off-street parking lots or structures may be allowed in all other districts except the Planned Adult Entertainment District (PAE) as a conditional use. Off-street parking lots or structures may be allowed as a business use in the Planned Urban Neighborhood Retail Business District (PRB-3), and in the Planned Research, Development and Light Industrial Park District, PEC-3, if a permit is approved by the Board, provided that the setback requirements of the zoning district or the buffering and screening requirements in Article 11, (7)(B) and (C) and Article 16, (3)(A) and (B) of these regulations are satisfied as found to be appropriate requirements during consideration of the Conditional Use Permit and if approved by the Board.

Section I. In the Planned Research, Development, and Office Park District, (PEC-2):

1. Group A Conditional Uses:

- a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
- b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;
- c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
- d. Bed and breakfast establishments;
- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;

- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institutions, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied;
- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;
- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

2. Group G Conditional Uses:

- a. Quarrying, mining, or earthen materials excavation or filling operations, including but not limited to:
 - 1). The delivery and placement of greater than 1,200 cubic yards of earth fill material or the excavation and removal of greater than 1,200 cubic yards of any earth excavated from any property, unless, however, such earth excavation or filling operations are necessary for the construction of a building or structure on the subject property, or
 - 2). The screening, crushing, washing or storage of clay, gravel, ore, sand, stone, top soil, fill dirt or similar materials, or
 - 3). An asphalt or concrete plant, and
 - 4) subject to the standards and conditions in Section 6, (B)(3) of Article 23;
- b. Sanitary landfills; composting yards; waste recycling centers; hazardous waste facilities; refuse transfer stations or waste incinerators serving more than one tract; construction or demolition landfills; burning of brush, trees, man-made items, and the like for more than 3 days or for materials brought from off-site to the property on which they are being burned or disposed of, or other such uses not otherwise prohibited by law and subject to the provisions of Section 6, (B)(5) of Article 23; and
- c. Salvage yards.

3. Group M Conditional Uses:

Manufactured homes if the provisions in Section 6, (B)(9) of Article 23 are satisfied.

4. Group O Conditional Uses:

Group Homes Type One are allowed uses in the Rural District (RUR), the Planned Rural District (PRUR), the Low-Density Residential District (RLD), the Residential Neighborhood Two District (RN-2), the Residential Neighborhood One District (RN-1), the Planned Low-Density Residential District (PRLD), the Planned Residential Neighborhood Two District (PRN-2), the Planned Residential Neighborhood One District (PRN-1), the Planned Residential Urban Single-Family 1A District (PRU-1A), and the Planned Residential Urban Single-Family 1B District (PRU-1B) and may be allowed in all other districts except the Planned Adult Entertainment District (PAE) and the following Planned Employment Center Districts (PEC-1 and PEC-4) as a conditional use, if a permit is approved as provided herein, and if the requirements of Section 6, (B)(2) of this Article are satisfied.

5. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses. The table in Article 23 establishes these categories:

Section J. In the Planned Research, Development, and Light Industrial Park District, (PEC-3):

1. Group A Conditional Uses:

- a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
- b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;
- c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
- d. Bed and breakfast establishments;
- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;

- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institutions, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied;
- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;
- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

2. Group F Conditional Uses:

Oil and gas well drilling and production provided that the provisions of Section 6, (B)(7) of Article 23 are satisfied.

3. Group G Conditional Uses:

- a. Quarrying, mining, or earthen materials excavation or filling operations, including but not limited to:
 - 1). The delivery and placement of greater than 1,200 cubic yards of earth fill material or the excavation and removal of greater than 1,200 cubic yards of any earth excavated from any property, unless, however, such earth excavation or filling operations are necessary for the construction of a building or structure on the subject property, or
 - 2). The screening, crushing, washing or storage of clay, gravel, ore, sand, stone, top soil, fill dirt or similar materials, or
 - 3). An asphalt or concrete plant, and
 - 4) subject to the standards and conditions in Section 6, (B)(3) of Article 23;
- b. Sanitary landfills; composting yards; waste recycling centers; hazardous waste facilities; refuse transfer stations or waste incinerators serving more than one tract; construction or demolition landfills; burning of brush, trees, man-made items, and the like for more than 3 days or for materials brought from off-site to the property on which they are being burned or disposed of, or other such uses not otherwise prohibited by law and subject to the provisions of Section 6, (B)(5) of Article 23; and

c. Salvage yards.

4. Group H Conditional Uses

Automotive Repair Shop, Repair Garage or Machinery Repair Shops for maintenance or repair of vehicles or equipment owned or not owned by the property/business owner.

5. Group I Conditional Uses:

- a. Storage Yards for vehicles, materials, or supplies; and
- b. In the above districts and also in the RUR, Rural District, outdoor advertising signs subject to the provisions of Article 20 of these regulations.

6. Group J Conditional Uses:

Storage Yards for vehicles, materials, supplies or construction equipment, including construction contractor's shops and construction contractor's yards;

7. Group L Conditional Uses:

Schools of special instruction may be allowed in Planned Employment Center Districts PEC-1, PEC-3 and PEC-4 if approved by the Board as conditional uses. Such permits may be approved for a period of thirty (30) years, but improvements or uses not specifically included in the permit shall not be allowed unless a new permit is approved.

8. Group M Conditional Uses:

Manufactured homes if the provisions in Section 6, (B)(9) of Article 23 are satisfied.

9. Group N Conditional Uses:

Off-street parking lots or structures are allowed accessory uses in the Planned Retail Business Districts (PRB-1, PRB-2 and PRB-3), and the Planned Employment Center Districts (PEC-1, PEC-2, PEC-3 and PEC-4). Accessory off-street parking lots or structures may be allowed in all other districts except the Planned Adult Entertainment District (PAE) as a conditional use. Off-street parking lots or structures may be allowed as a business use in the Planned Urban Neighborhood Retail Business District (PRB-3), and in the Planned Research, Development and Light Industrial Park District, PEC-3, if a permit is approved by the Board, provided that the setback requirements of the zoning district or the buffering and screening requirements in Article 11, (7)(B) and (C) and Article 16, (3)(A) and (B) of these regulations are satisfied as found to be appropriate requirements during consideration of the Conditional Use Permit and if approved by the Board.

10. Group O Conditional Uses:

Group Homes Type One are allowed uses in the Rural District (RUR), the Planned Rural District (PRUR), the Low-Density Residential District (RLD), the Residential Neighborhood Two District (RN-2), the Residential Neighborhood One District (RN-1), the Planned Low-Density Residential District (PRLD), the Planned Residential Neighborhood Two District (PRN-2), the Planned Residential Neighborhood One District (PRN-1), the Planned Residential Urban Single-Family 1A District (PRU-1A), and the Planned Residential Urban Single-Family 1B District (PRU-1B) and may be allowed in all other districts except the

Planned Adult Entertainment District (PAE) and the following Planned Employment Center Districts (PEC-1 and PEC-4) as a conditional use, if a permit is approved as provided herein, and if the requirements of Section 6, (B)(2) of this Article are satisfied.

11. Group P Conditional Uses:

Landscape contractor's shops or yards are allowed uses in the Planned Research, Development and Light Industrial Park District (PEC-3) and the Planned Industrial Park District (PEC-4) and may be allowed as conditional uses in the Planned Rural Retail Business District (PRB-1), and the Planned Residential Neighborhood Retail Business District (PRB-2), or when associated with a wholesale nursery in the RUR, Rural District, if a permit is approved by the Board as provided herein.

12. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses. The table in Article 23 establishes these categories:

Section K. In the Planned Industrial Park District, (PEC-4):

1. Group A Conditional Uses:

- a. Accessory buildings or structures larger than, accessory buildings in greater quantities than permitted by Article 18 of these regulations, accessory buildings not clearly consistent with the character of the residential neighborhood, and accessory satellite antennae that would not comply with Article 18, Section 6, (E) of these regulations;
- b. Airports, aviation fields, heliports, and landing fields which would conform with the obstruction surfaces described in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace, and under such other reasonable conditions as the Board deems necessary to assure compliance with the provisions of Article 21 of these regulations and provided that the requirements of Section 6, (B)(1) of Article 23 are satisfied;
- c. Athletic field complexes for baseball, soccer, football, track, and the like; arena, fieldhouse, stadium or other spectator sport facility whether for use by schools or universities, or for amateur, professional or recreational league sports;
- d. Bed and breakfast establishments;
- e. Business retreats, executive conference centers or similar such uses;
- f. Cemeteries, mausoleums, crematories, or mortuaries provided the final development plan for a cemetery or mausoleum is at least a cemetery plat as required by state law;
- g. Archery ranges, camps, camp grounds, exposition centers, fair grounds, fishing lakes, horse and livestock show or sales arenas, golf courses, golf driving ranges (commercial or illuminated), gun clubs, miniature golf courses, picnic grounds, rodeo arenas, shooting or target ranges, and the like, operated by private parties and open to the general public either as participants or as spectators;
- h. Day-Care Center, or Preschool provided the development and performance standards in Section 6, (B)(8) of Article 23 are satisfied for any such uses in the Rural, Planned Rural, Residential, or Planned Residential districts;
- i. Drive-in theaters or outdoor theaters for motion pictures, stage performances, plays, concerts and studios;

- j. Fire stations except accessory private fire stations in the Planned Retail Business or Planned Employment Center Districts;
- k. Commercial greenhouses, nursery sales area or hydroponic farms operated as a retail business;
- l. Hospitals, penal or correctional care institutions, Group Homes Type Two, residential institutions, residential care institutions, or group homes for the mentally ill;
- m. Keeping of exotic animals or the keeping of horses, livestock, ponies, or similar such animals on tracts less than two (2) acres or poultry on tracts less than five (5) acres or in any manner other than allowed by Article 18, Section 7, (A) of these regulations;
- n. Kennels, whether breeding or boarding; shelters for domesticated animals; animal boarding, breeding or raising facilities as defined in these regulations, and like facilities other than those for agricultural purposes;
- o. Communication antennas, communication towers, or any other structures greater than 60 feet in height, which are not otherwise permitted by these regulations, whether publicly or privately owned, provided that the provisions of Section 6 (B)(4) of this Article are satisfied;
- p. Riding stables or show arena uses at any stable or any boarding stable on any tract smaller than ten (10) acres;
- q. Utility substations, water treatment or distribution facilities, pipeline terminals, telephone switching or transmission stations, power plants, electrical distribution or transformer stations, wastewater treatment plants, and the like;
- r. Thematic uses, provided that the provisions of Section 6, (B)(10) of this Article are satisfied;
- s. Buildings or structures per Article 17, Section 8 of these regulations; and
- t. Off-premise Real Estate Project Signs per Article 20, Section 6 (C)(2)(b) of these regulations.
- u. Construction of a replacement dwelling unit to replace an existing occupiable main dwelling unit on the same subject property.

2. Group F Conditional Uses:

Oil and gas well drilling and production provided that the provisions of Section 6, (B)(7) of Article 23 are satisfied.

3. Group G Conditional Uses:

- a. Quarrying, mining, or earthen materials excavation or filling operations, including but not limited to:
 - 1). The delivery and placement of greater than 1,200 cubic yards of earth fill material or the excavation and removal of greater than 1,200 cubic yards of any earth excavated from any property, unless, however, such earth excavation or filling operations are necessary for the construction of a building or structure on the subject property, or
 - 2). The screening, crushing, washing or storage of clay, gravel, ore, sand, stone, top soil, fill dirt or similar materials, or
 - 3). An asphalt or concrete plant, and
 - 4) subject to the standards and conditions in Section 6, (B)(3) of Article 23;
- b. Sanitary landfills; composting yards; waste recycling centers; hazardous waste facilities; refuse transfer stations or waste incinerators serving more than one tract; construction or demolition landfills; burning of brush, trees, man-made items, and the like for more than 3 days or for materials brought from off-site to the property on which they are being burned or disposed of, or other such uses not otherwise prohibited by law and subject to the provisions of Section 6, (B)(5) of Article 23; and

c. Salvage yards.

4. Group H Conditional Uses:

Automotive Repair Shop, Repair Garage or Machinery Repair Shops for maintenance or repair of vehicles or equipment owned or not owned by the property/business owner.

5. Group I Conditional Uses:

- a. Storage Yards for vehicles, materials, or supplies; and
- b. In the above districts and also in the RUR, Rural District, Outdoor advertising signs subject to the provisions of Article 20 of these regulations.

6. Group J Conditional Uses:

Storage Yards for vehicles, materials, supplies or construction equipment, including construction contractor's shops and construction contractor's yards;

7. Group L Conditional Uses:

Schools of special instruction may be allowed in Planned Employment Center Districts PEC-1, PEC-3 and PEC-4 if approved by the Board as conditional uses. Such permits may be approved for a period of thirty (30) years, but improvements or uses not specifically included in the permit shall not be allowed unless a new permit is approved.

8. Group M Conditional Uses:

Manufactured homes if the provisions in Section 6, (B)(9) of Article 23 are satisfied.

9. Group Q Conditional Uses:

Preschools and Day-Care Centers are permitted uses at certain sizes and subject to development and performance standards and conditions. Preschools and Day-Care Centers otherwise may be approved as conditional uses. The table in Article 23 establishes these categories:

Section L. In the Planned Adult Entertainment District, (PAE):

1. Group K Conditional Uses:

- a. Adult Cabaret,
- b. Adult Theaters, and
- c. Juice Bars.