

List of Permitted Uses and Special Exception Uses for Zoning A-2 (Farmland Rural District)

Sec. 38-77. Use table.

(FOR REFERENCE USE ONLY)

Uses Per Zoning Code	SIC Group	Land Use	A-2
RESIDENTIAL			
Single-family and modular homes with customary accessory uses		Single-family and modular homes with customary accessory uses	1 P
Accessory buildings, uses and structures (Excluding Accessory Dwelling Units) (See Sec. 38-1426)		Accessory buildings, uses and structures (Excluding Accessory Dwelling Units) (See Sec. 38-1426)	P/S
Screen rooms		Screen rooms	18 P
Screen enclosures		Screen enclosures	84 P
Home occupation			101 P
Mobile homes as permanent residential dwelling units, including mobile home parks		Mobile homes	4 P
Temporary mobile homes, travel trailers and recreational vehicles (For R.V. parks and campgrounds, see SIC #703)		Temporary mobile homes	5 PS
Chimneys, water & fire towers, church spires, domes, cupolas, stage towers, scenery lofts, cooling towers, elevator bulkheads, smokestacks, flagpoles, and parapet walls		Chimneys, water & fire towers, church spires, domes, cupolas, stage towers, scenery lofts, cooling towers, elevator bulkheads, smokestacks, flagpoles, and parapet walls	7 P
Family foster homes (see definition in section 38-1, O.C. Code)		Family foster homes (see definition in section 38-1, O.C. Code)	P
Accessory dwelling units (See Sec. 38-1426)		Accessory dwelling units (See Sec. 38-1426)	P
Swimming pools, jacuzzies, tennis courts, spas, hot tubs, including appurtenances to such uses		Swimming pools, jacuzzies, tennis courts, spas and hot tubs, including appurtenances to such uses	10 P
Home with 6 or fewer residents that otherwise meets definition of community residential home		Home with 6 or fewer residents that otherwise meets definition of community residential homes	12 P
Family lot provision		Family lot provision	17 S
Adult/child day care homes		Adult/child day care homes	26 S
Family Day Care Homes		Family day care homes	25 P
Adult/child day care centers		Adult/child day care centers	26 S
Tents		Tents	28 P
Recreational vehicle or boat storage and parking (Residential only)		Recreational vehicle or boat storage and parking (Residential only)	45 P
Docks		Docks	95 P
Emergency generators (permanent)		Emergency generators (permanent)	16 P
AGRICULTURE, FORESTRY, & FISHING			
	01	AGRICULTURAL PRODUCTION (crops)	P
Wheat, corn, soybeans, etc.	011	Cash grains	P
Vegetable farms	0161	Vegetables & Melons	P
Truck farms	0161	Vegetables & melons	P
Citrus and fruit crops cultivation	0174	Citrus fruits	35 P
Commercial plant nurseries and, greenhouses (no retailing)	0181	Ornamental nursery products	44 P
Crop farms	0191	General farms, primarily crops	P
Washing & packaging of fruit and vegetables		Washing & packaging of fruit and vegetables	34 P
Open air sales of agricultural or farm products		Open air sales of agricultural or farm products	35 P

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Outdoor storage of operative agriculturally related equipment		Outdoor storage of operative agriculturally related equipment	6 P
	02	AGRICULTURAL PRODUCTION (livestock)	P
Commercial kennels		Commercial kennels	S
Cattle stock grazing, stock yards	0211	Beef cattle (grazing)	P
Dairy farms	0241	Dairy Farms	P
Raising or keeping of poultry	025	Raising or keeping of poultry	36 SP
Raising or keeping of horses, ponies, donkeys, and mules; boarding of horses ponies etc.	0272	Raising or keeping of horses, ponies, etc. boarding of horses ponies, etc.	41 SP
Raising or keeping of goats sheep, lambs, pigs, or swine		Raising or keeping of goats, sheep, lambs, pigs or swine	49 S P
	07	AGRICULTURAL SERVICES	P
Cultivation facility	0721		177 P
Grove caretaking, harvesting business	0722	Crop harvesting	53 P
Veterinarians for livestock	0741	Veterinary services for livestock	P
Veterinary service with no outdoor runs or compound	0742	Veterinary services	S
Veterinary services with outdoor runs or compounds (domestic pets)	0742	Veterinary services	S
Animal shelters, boarding kennels, animal pounds, training of animals, with no outdoor runs or outdoor compounds	0752	Animal specialties services (not veterinary)	S
Animal shelters, boarding kennels, animal compounds, training of animals, with outdoor runs or outdoor compounds	0752	Animal specialties services (not veterinary)	S
Dog and cat grooming	0752	Animal specialties services	S
Landscaping and irrigation business, lawn care, tree service	0782	Lawn and garden service	S
	08	FORESTRY	P
Tree farms, including logging	0811	Timber tracts	P
Forest nurseries	0831	Forest nurseries	P
Silviculture	0851	Forestry services	P
Woodchipping, mulching and composting		Woodchipping, mulching and composting	96 S P
Hunting preserves, commercial fishing, animal trapping, private/public hunting clubs	09	HUNTING, FISHING & TRAPPING	P
		MINING	
Iron, copper, lead, zinc, prospect & test drilling	10	METAL MINING	S
Bituminous coal & lignite mining	12	COAL MINING	S
Petroleum & natural gas production	13	OIL AND GAS EXTRACTION	S
	14	NON-METALLIC MINERALS, EXCEPT FUELS	
Cement, rock, limestone, crushing and grinding of asphalt, concrete & cement	1422	Crushed and broken limestone	51 S
Cement, concrete, asphalt plants		Cement, concrete, asphalt plants	51 S
Operation of sand and gravel pits for construction, sand and gravel mining	1442	Construction sand and gravel	51 S
Operation of sand & gravel pits for glassmaking, molding, & abrasives	1446	Industrial sand	51 S
Preparation of phosphate rock	1475	Phosphate rock	51 S
Borrow pits, excavation and fill	1499	Borrow pits	57 P
	16	CONSTRUCTION HEAVY CONSTRUCTION (not bldg. const.)	
Retention, detention, drainage ponds (in conjunction with nonresidential development)	1629	Retention/detention	123 S
	20	MANUFACTURING FOOD, KINDRED PRODUCTS	
Meat storage, cutting & distribution, animal slaughtering	2011	Meat Packing plants/Animal slaughtering	63 S
Wood products manufacturing	24	LUMBER WOOD PRODUCTS	
Logging	2411	Logging	P
Sawmills and planing mills	2421	Sawmills, planing mills	96 S
Manufacturing of chemical products, liquid fertilizer, corrosive acid, pharmaceuticals, soap, cosmetics, glue, explosives, paint, varnish and bulk paint mixing	28	CHEMICALS & ALLIED PRODUCTS	

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Fertilizer manufacturing, agricultural chemicals manufacturing	287	Agricultural chemicals	P
	37	TRANSPORTATION EQUIPMENT	
Parking and storage of dual rear wheel vehicles		Parking and storage of dual rear wheel vehicles	42 P
Railroad, bus, taxi, carpool, vanpool, and ambulance and limousine charter service and storage facilities without on-site pick-up or drop-off areas for passengers	41	LOCAL & INTERURBAN PASSENGER TRANSIT	
Limousine service, home-based	4119		32 146 P S
Indoor storage of products, furniture, household & commercial goods, machinery, equipment storage of building materials	42	WAREHOUSING	
Temporary portable storage containers			55 P
Post office	43	U.S. POSTAL SERVICE	S
Marinas, commercial boat rentals, airboat rides	44	WATER TRANSPORTATION	S
	45	TRANSPORTATION BY AIR	S
Airports, airplane landing facilities, aircraft maintenance, seaplane base	4581	Airports, flying fields & services	S
Helicopter landing facility, Vertiport, airship/blimp hanger facility and hangars	4581	Airports, flying fields & services	S
Pipeline transportation of petroleum & other commodities, underground pipeline unless required to be above ground due to physical conditions	46	PIPELINES, EXCEPT NATURAL GAS	109 S
	48	COMMUNICATIONS	S
Lattice (Ord. No. 95-25, §2, 8-29-95)	48	COMMUNICATIONS	S S
Guyed (Ord. No. 95-25, §2, 8-29-95)			S
Monopole (Ord. No. 95-25, §2, 8-29-95)			32 143 P/S
	49	ELECTRIC, GAS, SANITARY SERVICES	S
Commercial solar farms	49	Commercial solar farms	50 P
Gas substations, TV substations, radio substations, telephone substations		Gas substations, TV substations, radio substations, telephone substations	61 S
Distribution electric substation	49	Distribution electric substation	81 P
Alternative energy devices as an accessory structure or use (wind turbines, solar panels etc.)			83 P
Power plants, transfer stations, refuse storage sites, wastewater and water plants, septic disposal sites, line stabilization and dewater, septage and wastewater sludges	49	Power plants, transfer stations, refuse storage sites, wastewater and water plants, septic disposal sites, lime stabilization and dewater, septage and wastewater sludges	S
Electrical, gas, sanitary services	49	Electric, gas, sanitary services	S
Solid waste management facilities (Ord. No. 2009-11 , § 4(App. A), 4-28-09)	4953	Solid waste management facilities	120 S
Yard trash processing facility (Ord. No. 2014-01 , § 3, 1-28-14)	4953	Clean wood and yard trash processing facility, including woodchipping, mulching and composting	120 S
Incinerators (Ord. No. 2009-11 , § 4(App. A), 4-28-09)	4953	Incinerators	113 S
Aluminum recycling collection drop-off sites		Aluminum recycling collection drop-off sites	113 S
		WHOLESALE TRADE	
Commercial firewood sales and storage	5099	Miscellaneous durable goods	43 S
	54	FOOD STORES	
Fruit, produce, flower and vegetable stands	5431	Fruit & vegetable markets	3 P
Temporary sales of Christmas trees, sparklers, and pumpkins		Temporary sales of Christmas trees, sparklers, and pumpkins	28 P
	58	EATING & DRINKING PLACES	
Retail sale of products by T.V., catalog, mail order, telephone, vending machines, or from other temporary locations	596	Non-store retailers	8 P

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	65	REAL ESTATE	
Cemeteries, mausoleums	6553	Cemetery, subdividers, & developers	S
	70	SERVICES HOTELS & OTHER LODGING PLACES	
Camps & R.V. parks, R.V. resort, campgrounds	703	Camps & R.V. parks	128 S
Bed and breakfast homestay	7011	Hotels & motels	15 S
Bed and breakfast inn	7011	Hotels & motels	15 S
Funeral homes, funeral directors, funeral chapter	7261	Funeral service, except crematories and embalming	S
Crematories (animal or human) (See Ord. 92-41)	7261	Funeral service, crematories, embalming	S
Stadiums & arenas	7941	Sports clubs (franchise sports)	S
Stadiums in conjunction with schools	7941	Sports clubs (non-franchise sports)	S
Dog racing, horse racing, race car racing	7948	Racing, including track operation	S
Golf courses	7992	Golf courses	S
Indoor clubs, bowling clubs, private indoor clubs, bridge clubs, indoor recreational uses	7997	Membership Sports & Recreation Clubs (Indoor uses)	S
Indoor gun ranges, shooting galleries and ranges	7997	Membership Sports & Recreation Clubs (Indoor uses)	S
Outdoor clubs, golf and country clubs, private outdoor clubs, tennis clubs, swimming clubs, nonprofit parks and recreation areas, outdoor recreation uses, private recreation areas for a single family development	7997	Membership Sports & Recreation Clubs (Outdoor uses)	132 S
Outdoor gun ranges/private clubs, shooting galleries and ranges	7997	Membership Sports & Recreation Clubs (Outdoor uses)	S
Golf driving ranges, Golf cart rentals, ski instruction, swimming pools, tennis courts, little league and softball fields, outdoor skating rinks, amusement rides, paintball operations, day camps, rodeos, and go-cart raceway	7999	Amusement & Recreation (Outdoor Uses)	S
	82	EDUCATIONAL SERVICES	S
Private kindergarten, elementary, junior high, middle and high schools, including those with dormitories or boarding facilities	8211	Elementary & middle schools	S
Schools (charter)	8211		S 136
	83	SOCIAL SERVICES	
Marriage counselors, diet counseling, human services, social services, youth counselors	8322	Individual & family services (except adult day care centers)	S
Community centers		Community centers	S
	84	MUSEUMS, BOTANICAL, ZOOLOGICAL	
Zoos & botanical gardens	8422	Botanical zoological gardens	S
	86	MEMBERSHIP ORGANIZATIONS	
Churches, mosques, synagogues, temples and other religious institutions with or without attendant schools, educational buildings and/or recreational facilities	8661	Religious institutions	32 S P
	92	JUSTICE, PUBLIC ORDER & SAFETY	
Highway patrols, sheriffs offices, police depts.	9221	Public order and safety	P
Fire stations	9224	Fire protection	P
	97	NATIONAL SECURITY	S
Uses of national defense	971	National security	94 S

P = Permitted Use

S = Special Exception Required

Note: Additional Conditions or Restrictions May Apply. Verify uses with local Planning and Zoning Department.