

CHAPTER 10.09 SCHEDULE OF USES

Sections:

10.09.010 Permitted and Conditional Uses by Zones

10.09.020 Schedule of Uses by Zones

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The table in 10.09.020 shows all land uses which are allowed within the Town of Elwood. The following criteria should be used to interpret the use listed in the table.

- A. Uses identified with a "P" designation are determined as a "Permitted Use" and are required to receive approval as a Permitted Use as identified by the requirements of this Ordinance.
- B. Uses identified with a "C" designation are determined as a "Conditional Use" and are required to receive approval as a Conditional Use as identified by the requirements of this Ordinance.
- C. Any use which is not specifically designated as a permitted or conditional within any specific zone is prohibited in that zone.
- D. All uses must comply with applicable local, State, and Federal requirements and licensing and must provide evidence of such compliance before the use is either approved by Elwood Town or established within the Town.

10.09.020 Schedule of Uses by Zones

	Use	A	R1-20 & RD-1	R1-40 & RD-2	C-1 Community Commercial	C-2 Regional Commercial	C-3 Planned Commercial	I/M
A. Agricultural and Related Uses								
1	Agriculture (including grazing and pasturing of animals, the tilling of the soil, the raising of crops, horticulture and gardening)	P	C	C	P	P		P
2	Accessory buildings for the housing of animals customarily incidental to permitted agricultural uses	P	P	P	P	P		P
3	Animals and Fowl for Family Food Production	P	C	C				
4	Apiary and Aviary	P						
5	Dairy	C					C	C
6	Forestry (except forest industry)	P						
7	Family Food Production	P	P	P				
8	Forest Industry							C
9	Farms Devoted to Raising and Marketing Small Animals for Retail or Wholesale (chickens, turkeys, or other fowl or poultry, fish or frogs, rabbits)	C						
10	Green House (personal use)	P	P	P			P	
11	Green House (commercial)	P	C	C	C	C	P	
12	Agricultural Industry	C				C	C	
13	Farm or Ranch Housing	C	C	C				
14	Agricultural Sales - Fruit / Vegetable Stand	P	C	C	P	P	P	
B. Residential Uses								
1	Accessory Building - Customarily incidental to a listed permitted use	P	P	P	P	P	P	
2	Accessory Building - Customarily incidental to a listed conditional use	C	C	C	C	C	C	
3	Single Family Development	P	P	P	C			
4	Household Pets	P	P	P	P	P		
5	Residential Facility for Elderly Persons	P	P	P	C	C	C	
6	Residential Facility for Persons with a Disability	P	P	P	C	C	C	
7	Planned Unit Development	C	C	C	C	C		C
8	Home Occupation-Minor (no onsite patrons)	P	P	P	P	P		
9	Home Occupation-Major (with onsite patrons)	C	C	C	C	C		
10	Licensed Family Group Child Care Provider	C	C	C	C			
11	Residential Certificate Child Care Provider	P	P	P				
12	Kennel, Commercial	C				C	C	C
13	Kennel, Sportsman	C				C	C	C
C. INSTITUTION AND SPECIAL SERVICES								
1	Airport						C	C
2	Animal Hospital (small animals only and provided conducted within completely enclosed building)	C				C	C	
3	Assisted Living Center		C	C	C	C	C	
4	Church	P	P	P	P	P	P	P
5	Commercial Day Care, Pre-school or Nursery (Non-residential)				P	P	P	P
6	Educational Institution	P	P	P	P	P	P	C
7	Hospital				C	C	C	C
8	School, Charter	P	P	P	P	P	P	C
9	School, Public	P	P	P	P	P	P	C
10	School, Private	C	C	C	P	P	P	C
11	Trade or Vocational School				P	P	P	C
12	Small Animal Boarding and Grooming (enclosed building)	C			C	C	C	C
13	Half-Way House						C	

Use	A	R1-20 & RD-1	R1-40 & RD-2	C-1 Community Commercial	C-2 Regional Commercial	C-3 Planned Commercial	I/M
D. PUBLIC AND QUASI PUBLIC USES							
1							
2		P	P				
3		P	P	P	P	P	
4		P	P	P	P	P	
5		C			C	P	P
6		P				C	C
7		C		C	C	P	C
8				C	C	C	C
9				C	C	C	C
10		C		C	C	C	C
E. RECREATIONAL USES							
1				C	C	C	
2					C	C	
3				C	C	C	C
4				C	C	C	C
5				C	C	C	C
6		C					
7		C					
8		P					
9		C	C	C	C		
10				C	C		
11						C	
12				C	C	C	
13				C	C	C	
F. RETAIL AUTOMOBILE RELATED USES							
1				C	P	P	P
2					C	C	C
3				C	C	C	P
4				C	C	C	
5				C	C	P	P
6				C	C	P	P

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G. RETAIL COMMERCIAL AND RELATED USES								
1	Accessory Building and Uses - Customarily incidental to a permitted use				P	P	P	P
2	Accessory Building and Uses - Customarily incidental to a conditional use				C	C	C	C
3	Air Conditioning (sales and service)				C	C	P	P
4	Altering, Pressing, and Repairing of Wearing Apparel				P	P	P	P
5	Bank				P	P	P	P
6	Beer Outlet - Consumed Off-Premise				C	C	C	C
7	Commercial Retail Sales and Services				C	C	C	C
8	Convenience Store; Neighborhood Grocery				C	C	C	C
9	Fast Food Establishment				C	C	C	C
10	Hardware Store				C	C	C	P
11	Hotel and Motel				C	C	C	C
12	Medical and Dental clinic; Doctor's and Dentist's Offices				P	P	P	P
13	Mortuary				P	P	P	P
14	Professional Office				P	P	P	P
15	Recreational Facility Beer Retailer				C	C	C	C
16	Brew Restaurant, Brew Restaurant and Liquor Retailer, Small/Micro Brewery				C	C	C	C
17	Restaurant (no liquor sales)				P	P	P	P
18	Restaurant, Restaurant on-premises beer retailer				P	P	P	P
19	Retail Department or Specialty Store (no outside storage or display)				P	P	P	P
20	Retail Department or Specialty Store (with outside storage or display)				C	C	C	C
21	"Self-Storage" Facility				C	C	C	C
22	Sexually Oriented Business				C	C	C	C
23	State Liquor Store				C	P	C	C
24	Supermarket / Grocery Store				C	P	P	P
25	Tattoo Establishment				C	C	C	C
26	Temporary Uses as Allowed by Section 10.06.100				C	P	P	P
27	Veterinary Hospital or Clinic (indoor holding of animals)			C		C	C	C
28	Veterinary Hospital or Clinic (outdoor holding of animals)			C		C	C	C
29	Barber / Salon / Beauty Shop				P	P	P	P
30	Tanning Salon				P	P	P	P
31	Permanent Cosmetics (stand alone or with other business)				P	P	P	P
32	Pharmacy (stand alone / not part of retail store)				C	C	C	C
33	Copy Shop				P	P	P	P
34	Packaging and Mailing (sales/services)				P	P	P	P
35	Bakery				P	P	P	P
36	Gas Station (w/with / without convenience store)				C	C	C	C
37	Car Wash (Stand Alone)				C	C	C	C
38	Car Wash (with Gas Station)				C	P	P	P
39	Retail Feed Store (no on-site processing)				P	P	P	P
40	Tobacco / Vape Shop				C	C	C	C
41	Laudromat					C	C	C
42	Dry Cleaning					C	C	C
43	Pawn Shop					C	C	C
44	Home and Garden Equipment Rental (stand alone)					C	C	C
45	Gun Range (indoor)						C	C

	Use	A	R1-20 & RD-1	R1-40 & RD-2	C-1 Community Commercial	C-2 Regional Commercial	C-3 Planned Commercial	I/M
H. INDUSTRIAL / MANUFACTURING AND RELATED USES								
1	Accessory Uses - Customarily to a listed permitted use							P
2	Accessory Uses - Customarily to a listed conditional use							C
3	Any Use Permitted in a C-1 and C-2 Zone							P
4	Material and/or Equipment Storing / Processing (located on 50% or more of either one lot or one acre) Use For:							C
5	Any Development that is 10 Acres or Greater in Size							C
6	Any Development that Shares a Common Boundary with Existing or Proposed Residential Uses							C
7	Battery Manufacture							C
8	Blacksmith Shop							C
9	Boat Building							P
10	Bookbinding				C	C	P	P
11	Bottling Works (non-alcohol)						P	P
12	Building Materials Sales Yard (including the sale of rock, sand, gravel, and the like, as an incidental part of the main business, but excluding concrete mixing except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this Section)							C
13	Heavy Equipment Rental, Sales, Service					C	C	C
14	Carpenter Shop / Cabinet Shop					C	C	P
15	Carpet and Rug Cleaning and Dyeing							P
16	Coal, Fuel and Lumber Yards							C
17	Construction of Buildings to be Sold and Moved off the Premises						C	P
18	Dwelling Unit for Watchman and Family				C	C	P	C
19	Egg Handling (processing and sales)						P	P
20	Electric Appliances and/or Electronic Instrument Assembling						P	P
21	Freighting or Trucking Yard or Terminal							C
22	Fertilizer and Soil Conditioner Manufacture, Processing and/or Sales (only non-animal products and by-products are used)							C
23	Foundry, Casting Light-Weight, Non-Ferrous Metal (without causing noxious odors or fumes)							C
24	Glass Manufacturing					C	C	P
25	Honey Extraction					C	P	P
26	Ice Manufacturing and Storage						P	P
27	Knitting Mill						P	P
28	Laboratory						P	P
29	Laundry				C	C	P	P
30	Lithographing (including engraving and photo engraving)				C	C	P	P
31	Machine Shop						P	P
32	Manufacture of brick and all clay, ceramic, cinder, concrete, synthetic, cast stone, plastic and pumice stone products, including the manufacture of fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and including rock or gravel crushings of raw materials which is incidental to the manufacture or fabrication of the above-described products, and provided that such crushing facilities shall be located not closer than two hundred feet to any property line						C	C
33	Manufacturing, compounding, processing, packing and treatment of bakery goods				C	C	C	
34	Manufacturing, compounding, processing, packing and treatment of the following products; a. Candy b. Dairy products c. Pharmaceuticals						C	P
35	Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: a. Cellophane b. Canvas c. Cloth d. Cork e. Felt f. Shell g. Straw h. Textile i. Wood i. Yarn						P	P

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36	Manufacturing, compounding, processing, packing and treatment of the following products: a. Cosmetics b. Food products, excluding the following: fish, sauerkraut, pickles, vinegar, yeast, the rendering of fat c. Toiletries						C	C
37	Manufacturing, compounding and treatment of articles of merchandise from the following previously prepared materials: a. Bone b. Feathers c. Fiber d. Fish e. Glass f. Hair g. Horn h. Leather i. Paint j. Paper k. Plastic l. Rubber m. Tobacco							C
38	Manufacturing and maintenance of the following: a. Business machines b. Cameras and photographic equipment c. Electric and neon signs, billboards and/or commercial advertising structures d. Light sheet metal products, including heating and ventilating ducts and equipment e. Musical instruments f. Novelties g. Rubber and metal stamps h. Toys							P
39	Meat Products (cutting, smoking, curing, and packing) - provided that no objectionable fumes are emitted - excludes slaughtering				C	C	C	C
40	Monument Work						P	P
41	Motion Picture Studio					C	P	P
42	Planing Mills						P	P
43	Printing (including engraving and photo engraving, blueprinting, photostating and duplicating)							P
44	Sand Blasting						C	P
45	Sign Painting Shop							P
46	Tire Retreading and/or Vulcanizing							P
47	Upholstering (including mattress manufacturing, rebuilding, and renovating)						C	P
48	Warehouse/Distribution							P
49	Weaving							P
50	Welding Shop					C		P
51	Wholesale Business						C	C
52	Cannabis Cultivation Facility (subject to unique legal requirements)						C	C
53	Cannabis Production Establishment (mandated as allowed by State law)						C	C
54	Construction Services						C	C
55	Recycling Collection and Processing Center						C	C