

JEFFERSON COUNTY ZONING CLASSIFICATIONS

7/20/06

AGRICULTURAL & RESIDENTIAL DISTRICTS

A-1 Agriculture	houses and/or mobile homes, farming, livestock, wholesale nursery or greenhouse, sale of products grown on-site, dog kennels with outside runs (home occupations, home daycare)	15,000 sq.ft. minimum lot size; 1 acre minimum lot size in subdivisions	600 sq.ft. min. house size
E-MF Estate Mini-Farm	houses (only), horses (only) optional (home occupations)	2 acres minimum lot size	1,600 sq.ft. min. house size
E-1 Estate Residential	houses (only) (home occupations)	1 acre minimum lot size	1,400 sq.ft. min. house size
R-R Rural Residential	houses (only) (home occupations)	30,000 sq.ft. min. lot size	1,200 sq.ft. min. house size
E-2 Estate Residential	houses (only) (home occupations)	20,000 sq.ft. min. lot size	1,200 sq.ft. min. house size
R-1 Single Family	houses (only) (home occupations, home daycare)	15,000 sq.ft. min. lot size	1,000 sq.ft. min. house size
R-1-S Single Family	houses (only) (home occupations)	11,000 sq.ft. min. lot, sanitary sewer required	1,100 sq.ft. min. house size
R-2 Single Family	houses (only) (home occupations, home daycare)	10,000 sq.ft. min. lot size	900 sq.ft. min. house size
R-3 Two Family	houses or duplexes (home occupations, home daycare)	7,500 sq.ft. lot for house, 10,000 sq.ft. for duplex	600 sq.ft. house, 1,000 sq.ft. duplex
R-4 Multi-Family	apartments, condominiums or anything with 2 or more attached units	max. 21.8 units per acre (approximately)	500 sq.ft. min. floor area per unit
R-5(A) Mobile Home Subdivision	mobile homes with individual lot ownership, rental units permitted	7,500 sq.ft. min. lot size	500 sq.ft. min. floor area per unit
R-5(B) Mobile Home Park	mobile homes with leased or rented lots only, rental units permitted	5 acres min. site area, max. 10 units per acre	
R-6 Single Family	houses or mobile homes (home occupations, home daycare)	7,500 sq.ft. lot for house, 15,000 for mobile home	600 sq.ft. min. floor area
R-7 P.U.D.	Planned Unit Development allowing residential, institutional and commercial	all aspects specifically approved by site plan	development is bound to site plan
R-T Residential Townhouse	Townhouse dwellings (attached, individually owned units)	min. 3,500 sq.ft. of land area per unit	800 sq.ft. min. floor area per unit
R-G Single Family	single family dwellings (houses), i.e. garden homes (detached owned units)	4,000 sq.ft. min. lot size	1,000 sq.ft. min. house size

SPECIALTY DISTRICTS

INSTITUTIONAL-1	churches, schools, public parks and playgrounds (cemetery as accessory use to a church)	planted buffer strip required along residential properties
INSTITUTIONAL-2	nursing and transitional homes, daycares, fire stations, kindergartens, government/public buildings, stadiums, hospitals, colleges, lodges, libraries, museums, social organizations, community centers and activity facilities	
INSTITUTIONAL-3	government facilities (incl. service, repair and storage yards and warehousing), mental health care or treatment facilities, penal and correctional institutions	
U-1 Utilities	public utilities (sewer, gas, water, etc.), radio/TV stations and towers	planted buffer strip required along single family zones
U-2 Communication Tower	communication towers, antennas and other wireless communication facilities (excl. radio and TV)	min. 500 ft. to nearest residence, min. 1,000 ft. to Residential Area
CEM-1 Cemetery	cemeteries (for people), mausoleums (funeral home as accessory use to a cemetery)	40 acres minimum site size
PC-1 Pet Cemetery	cemeteries (for animals)	5 acres minimum site size
AIR-1 Airport	airports and related facilities, motels, car rental, aerial survey companies, heliports, etc.	
CC-1 Country Club	chartered membership clubs, with related facilities, amenities and accessory uses	

COMMERCIAL DISTRICTS

C-P Preferred Commercial	business and professional offices, public buildings (offices only: no retail sales, trade, etc.)	no billboards
C-N Neighborhood Commercial	any C-P use, gift shops, drug stores, florist, ice cream parlors, barber/beauty shops, specialty shops, and convenience stores with no service stations or sale of alcoholic beverages	no billboards; maximum floor area of 2,000 sq.ft.; no drive-through windows
C-1 Commercial	any C-N use, virtually all retail sales businesses, service stations, billboards, bowling alleys, bus stations, dog kennels (no outside runs), contractors (with no material yards), hotels/motels, fortune-telling/palmistry, indoor recreation, laundry and dry-cleaning (non-flammable solvents only), lodge halls, mini-warehouses, private clubs, private instruction studios/facilities, business and vocational schools, post offices, radio stations (without towers), restaurants (not offering alcoholic beverages for on-premise consumption), shopping centers, theaters (indoor), veterinarians (no outside runs); conditional uses include fireworks sales (30 days) and family restaurants with no more than 30% alcohol sales; single family residence as an accessory use after the primary (commercial) use has been established	service stations not to include outside repair work or outside storage; no outside storage at all; motels to have min. 1,000 sq.ft. of land area per unit; retail sale of beer, wine and liquor for off-premise consumption only; no sale of liquor within 1,000 ft. of a church or school
C-2 Outdoor Amusement	archeries, amusement parks, athletic fields, carnivals, circuses, drive-in theatres, golf courses and driving ranges, picnic grounds, riding stables, public swimming, skating rinks, gun ranges/shooting galleries, other outdoor commercial amusement/recreation establishments	no shooting range within 1,000 feet of a residence (other than the owner's)
C-3 Commercial	sale of alcoholic beverages, including beer, wine and liquor, for on-premise consumption only in restaurants, night clubs, taverns, dance halls, etc., but excluding 'adult cabaret or dancing establishments'	no sale of alcoholic beverages for on-premises consumption within 1,000 ft. of a church or school; no drive-through windows
C-5 Adult Entertainment	adult establishments, incl. book stores, theaters, video sales/rental, novelty shops and gambling arcades; adult cabaret or dancing establishments, including the sale of alcoholic beverages for on-premise consumption (no billboards allowed)	no adult establishment to be located within 1,000 ft. of a residential district and most institutional uses; restrictions on signs

INDUSTRIAL DISTRICTS

I-1 Light Industrial	any C-1 use, fabricating, processing, manufacturing, contractor and distribution yards, warehousing, equipment sales and service, repair garages and service facilities, truck and bus terminals, laundry and dry-cleaning plants, billboards, other uses with outside storage	no storage of explosive materials; no open storage of junk or salvage materials; nothing especially detrimental to property, health or safety beyond the district boundary
I-2 Heavy Industrial	any I-1 use, cement plants, stone and mineral processing plants, saw/timber mills, iron and steel mills, railroad shops, roundhouses and yards, etc.	saw mills and related uses to preclude any fire hazard
I-2(A) Industrial	auto dismantling, junk yards and salvage yards	screen all junk/cars from view
I-3 Industrial	any I-2 use, underground mining, timbering, logging tailings and spoilings, support facilities for all such uses	
I-3-S Strip Mining	surface strip mining and associated facilities	100-ft. setback (roads & lines)
I-4 Industrial Park	Light Industrial uses, banks, offices, restaurants, labs, related retail sales, service stations (no repair)	operations wholly enclosed; no outside storage
I-5 Sanitary Sewage Disp.	sanitary sewer disposal plants	350-ft. yard setbacks
I-5(A) Private Wastewater Treatment	privately-developed wastewater treatment facilities with a point discharge to streams	100-ft. yard setbacks
I-O Obnoxious Odors	fertilizer plants, glue factories, incinerators, paper plants, refineries, garbage disposal and landfills, rendering plants, slaughter houses, tanneries, etc.	100-ft. yard setbacks
HW-1 Hazardous Waste	facilities for storing, treating or disposing of hazardous waste	350-ft. yard setbacks