

Townhome/Condominium Community	65%	N/A	N/A	16 d.u./acre	.35
Gateway	75%	*	Parallel to street frontage	N/A	.65
Village Center	80%	**	Parallel to internal street	4 d.u./acre- single family 12 d.u./ acre multi family	2.0
Industrial	50%	N/A	N/A	N/A	.25
Institutional	65%	*	N/A	N/A	.5
* Maximum two rows of parking in front of the building, plus drive aisle					
** No parking permitted between internal street and building unless the parking is designed as one row of parking (angle or parallel) located between the internal street and the pedestrian walkway.					

Table 9.5.3—Maximum Height and Open Space

Zoning District	Max. Height Primary Building*	Max. Height Accessory Building*	Minimum Open Space
Working Farm	35 ft.	35 ft.	N/A
Recreation	35 ft.	25 ft.	N/A
Rural Living	35 ft.	35 ft.	10%**
Golf Course Community	35 ft.	25 ft.	25%**
Planned Residential	35 ft.	25 ft.	25%
Townhome/Condominium Community	45 ft.	25 ft.	30%
Gateway	35 ft.	25 ft.	10%
Village Center	45 ft.	35 ft.	15%
Industrial	55 ft.	35 ft.	15%
Institutional	35 ft.	25 ft.	20%
* Exceptions for architectural features provided in additional sections.			
** Excludes Single Family residential homes.			

Table 9.5.4—Table of Permitted Uses

Zoning District Key:

- WF= Working Farm
- RC= Recreation
- RL= Rural Living
- GC= Golf Course Community

PR= Planned Residential
 TC= Townhome/Condominium Community
 GW= Gateway
 VC= Village Center
 IN= Industrial
 IS= Institutional

P= Permitted, U= Use Permitted, Subject to Additional Standards, S= Special Use, N= Not Permitted

Land Use Type	WF	RC	RL	GC	PR	TC	GW	VC	IN	IS
Single Family Dwelling, Detached	P	N	P	P	P	P	P	P	N	N
Single Family Dwelling, Attached	N	N	P	P	P	P	N	P	N	N
Multi-Family Dwellings	N	N	N	P	S	P	N	P	N	N
Active park/recreation fields	N	P	N	N	P	P	N	N	N	N
Adult day-care homes	P	P	P	P	P	P	P	P	P	P
Agricultural activities	P	P	P	P	P	P	P	P	P	P
Agricultural activities, non-commercial	P	P	P	P	P	P	P	P	P	P
Amphitheater	N	P	N	N	N	N	N	N	N	N
Antique shop	N	N	N	N	N	N	P	N	N	N
Arboretum	N	P	N	N	N	N	N	N	N	N
Assisted living facility	N	N	S	N	N	N	S	N	N	N
Automobile service station	N	N	N	N	N	N	P	S	N	N
Bakery	N	N	N	N	N	N	P	P	N	N
Barbershop or salon	N	N	N	P	N	N	P	P	N	N
Bed and breakfast inn	N	N	P	N	P	S	P	P	N	N
Bicycle repair shop	N	N	N	N	N	N	P	P	N	N
Bookstore	N	N	N	N	N	N	P	P	N	N
Brewery/Microbrewery	N	N	N	N	N	N	P	N	P	N
Camps/campgrounds	N	P	P	N	P	N	N	N	N	N
Candy, pastry, ice cream, or snack shop	N	N	N	N	N	N	N	P	N	N
Car wash	N	N	N	N	N	N	N	S	N	N
Cemetery	N	N	S	N	N	N	N	N	N	P
Child day-care homes	P	P	P	P	P	P	P	P	P	P
Child day care facilities	N	N	N	N	N	N	N	N	N	P
Civic, social services, or fraternal facilities	N	N	N	N	N	N	N	N	N	P
Clothing shop	N	N	N	N	N	N	P	N	N	N

College or university	N	N	N	N	N	N	N	N	N	P
Community centers	N	P	P	P	P	P	N	N	N	P
Conference center	N	N	N	N	N	N	N	N	N	P
Convenience store	N	N	N	S*	N	S*	P	N	N	N
Copy Center	N	N	N	N	N	N	P	P	N	N
Delicatessen	N	N	N	N	N	N	P	P	N	N
Golf course	N	P	N	P	N	N	N	N	N	N
Government operations	N	N	N	N	N	N	N	N	P	P
Greenway or pedestrian path	P	P	P	P	P	P	P	P	P	P
Family care home	P	P	P	P	P	P	P	P	P	P
Financial institution	N	N	N	N	N	N	P	P	N	N
Florist	N	N	N	N	N	N	P	P	N	N
Fruit and vegetable market	S	N	N	N	N	N	P	P	N	N
Furniture sales	N	N	N	N	N	N	P	N	N	N
General office	N	N	N	N	N	N	P	P	N	N
Gift shop	N	N	N	N	N	N	P	P	N	N
Grocery store	N	N	N	S	N	S	N	N	N	N
Group homes	N	N	S	N	N	N	N	N	N	N
Hardware/garden store	N	N	N	N	N	N	P	P	N	N
Health and fitness facility	N	N	N	N	N	N	P	P	N	N
Health spa	N	N	N	P	N	N	N	N	N	N
Hotel/motel	N	N	P	P	N	N	P	P	N	N
Indoor equipment, party, or event rental center	N	N	N	N	N	N	N	N	P	N
Industrial park	N	N	N	N	N	N	N	N	P	N
Instructional services	N	N	N	N	N	N	P	P	N	N
Laboratories- medical, science, research	N	N	N	N	N	N	N	N	P	N
Laundry and dry cleaning	N	N	N	N	N	N	P	P	N	N
Library	N	N	N	N	N	N	S	N	N	P
Manufacturing, assembly, or finishing operations	N	N	N	N	N	N	N	N	P	N

Medical clinic	N	N	N	N	N	N	P	P	N	N
Motor vehicle repair	N	N	N	N	N	N	P	S	N	N
Multitenant shopping Center	N	N	N	N	N	N	S	N	N	N
Museum	N	N	N	N	N	N	N	N	N	P
Neighborhood retail establishments	N	N	N	N	S	N	N	P	N	N
Outdoor storage	N	N	N	N	N	N	N	N	S	N
Paint shop	N	N	N	N	N	N	P	N	N	N
Passive parks	N	P	N	N	P	P	N	N	N	P
Pharmacy	N	N	N	N	N	N	P	P	N	N
Places of worship	N	S	P	P	N	P	P	P	N	P
Plant nurseries, sales and greenhouses	N	N	N	N	N		P	P	N	N
Police, fire, or rescue station	N	N	P	P	P	P	P	P	P	P
Post office	N	N	P	P	P	P	P	P	N	P
Pre-school	N	S	S	S	S	P	N	N	N	P
Primary/ secondary school	N	S	S	S	S	P	N	N	N	P
Printing and publishing	N	N	N	N	N	N	P	P	N	N
Public utilities and related services	S	N	N	N	N	N	N	N	S	S
Recreation uses, commercial indoor	N	P	N	N	N	N	N	N	N	N
Recreation uses, commercial outdoor	N	P	N	N	N	N	N	N	N	N
Recreation uses, government	N	P	N	N	N	N	N	N	N	N
Recreation uses, non-profit	N	P	N	N	N	N	N	N	N	N
Recreation uses, restricted to membership	N	P	N	N	N	N	N	N	N	N
Restaurant	N	N	N	P	N	N	P	P	N	N
Retail sales	N	N	N	N	N	N	S	P	N	N
Retail gasoline sales	N	N	N	N	N	N	P	S	N	N
Riding academies and commercial stables	N	N	S	N	N	N	N	N	N	N

Self-storage/ mini-storage	N	N	N	N	N	N	S	N	N	N
Sporting goods sales	N	N	N	P	N	N	N	N	N	N
Telecommunications towers	N	N	S	N	N	N	N	N	N	P
Theaters	N	N	N	N	N	N	P	P	N	N
Veterinary	N	N	N	N	N	N	P	S	N	N
Video rental	N	N	N	N	N	N	P	P	N	N
Warehouse storage	N	N	N	N	N	N	N	N	P	N

(c)(1) *Special Use Permits.* In addition to the special uses identified in the Permitted Use table the following types of development will require a special use permit in the identified districts:

- (i) Rural Living.
 - (1) All non-residential or mixed uses that exceed 15,000 square feet in gross floor area.
- (ii) Golf Course Community.
 - (1) Convenience store greater than 10,000 square feet.
 - (2) Hotels/Motels with a primary structure height greater than 35 ft. meeting the following standards:
 - i. Dumpster location shall be screened and comply with Section 9.5.6 of this article.
 - ii. All outdoor activity shall conclude by 10:00 p.m. Sunday-Thursday and by 11:30 p.m. Friday-Saturday
 - iii. All outdoor lighting shall comply with the Jackson County Lighting Ordinance
 - iv. A balloon test shall be required to identify the proposed structure height along with photo simulation of the structure.
- (iii) Townhome/Condominium Community.
 - (1) Convenience store greater than 10,000 sq. ft.
- (iv) Gateway.
 - (1) All buildings that exceed 20,000 square feet in gross floor area.
- (v) Village Center.
 - (1) Projects of more than 60,000 square feet in gross floor area with the following conditions:
 - i. An internal street system shall provide access to and connect all structures and uses within the Village Center development.
 - ii. The internal street system shall create blocks within the development that provide sites for parking and/or for buildings.
 - iii. The internal streets shall have a sidewalk on at least one side and street trees shall be provided on both sides of the street unless these requirements are waived by the 441 Corridor Council.