

**Section 156A.403 035 Use Matrix**
**Spring Lake Zoning Ordinance**
**P = Permitted Use**
**C = Conditional Use (Board of Aldermen approval required)**
**S = Special Use (Spring Lake Board of Adjustment approval required)**

# DRAFT

LAND USES	ZONING CLASSIFICATION																
	CD	RR	R20	R-15	R7.5-10	R-6	R-6A	R-5	R-5A	O&I(P)	C-1(P)	CB	HS(P)	C2(P)	C(P) C-3	M-1(P)	M(P)M-2
Accessory uses, incidental to any permitted use (Sec. 156A- )	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Addressing service/bulk mailing														P	P	P	P
Airport operations, minor (Sec.156A- )																	
Alcoholic Beverage Control sales															P		
Apparel and accessory sales											P			P	P		
Assemblies, community, assembly hall, armory, stadium, coliseum, community center, fairgrounds etc. (Sec. 156A- )		S	S	S	S	S	S	S	S	P	P	P		P	P		
Auction sales, excluding livestock auctioning & motor vehicles															P	P	P
Automobile washing															X		X
Automobile wrecking yards and junk yards															C		C
Baking, on-premise and retail only											P	P		P	P		
Bakery production and wholesale sales															P	P	P
Bank, savings and loan company and other financial activities										P	P	P		P	P		
Barber or beauty college instruction												X			X		
Barbering and hairdressing services/salons											P	P		P	P		



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Bars & night clubs, except as regulated by Sec. 156A-															P		
Bed and breakfast (Sec. 156A- )		P	P	P	P	P	P	P	P					P	P		
Bicycle sales and repairing												X			X		
Billboards															S		P
Bingo											P				P		
Blacksmith services		X													X		X
Boarding house operations				C	C	C	C	C	C	C							
Boats and accessories, retail sales and service															P		
Book binding															X P	X P	X P
Books and printed matter sales, distribution										P	P	P	X	P	P	P	P
Bottled gas distributing, bulk storage																	P
Bottling																P	P
Building supply														P	P	P	P
Builders' supply (no outside storage)																C	X
Builders' supply (with outside storage)																	X
Bus repair and storage-terminal activities															X	X	X
Bus station activities, storage terminal activities															P	P	P
Cabinet making and other woodworking																P	P
Call center																	P
Candy or confectionery making, on premises and retail only											X	X			X	X	
Carpet and rug cleaning															P	P	P
Catalogue sales												P			P		



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Cemetery, public (Sec. 102A- )		S		C	C	C	C	C	C	P	P			P	P		
Children's day care homes		C	C	C	C	C	C	C	C	C					C		
Children's day care centers					C	C	C			C	C				C		
Clinic services, medical and dental										X	X	X			X		
Club or lodge, not regulated under Sec. 156A- (Sec. 156A- )		S	S	S	S	S	S	S	S	S	P				P		
Coal sales and storage																	P
Construction storage— (outside)																	X
Convalescent home	C	C	C	C	P												
Convenience retail w/gasoline sales, including drive thru motor vehicle washing (Sec )											P			P	P	P	P
Crematorium																P	P
Curio and souvenir sales							X	X	X								
Dairy products sales and processing																P	P
Dairy products sales on-premises retail sales only											X				X		
Day care facility		S	S	S	S	S	S	S	S	S	P			P	P	S <sup>1</sup>	S <sup>1</sup>
Delicatessen operations (including catering)										P	P	P	X	P	P		
Dry cleaning/laundry, commercial															P	P	P



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Dry cleaning/laundry collection, (no cleaning on premises) <u>except in conjunction with service counter, provided not more than 2500 square feet is devoted to these processes</u>											P	P			P		
Dry cleaning/laundry, self service											P	P			P		
Dwelling, multi-family				P	P	P	P	P	P								
Dwelling, single-family & multiple family		P	P	P	P	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	P		P <sup>2</sup>	P <sup>2</sup>		
Eating or drinking facilities- (drive-ins excluded)											P	P	P		P		
Eating or drinking facilities- (drive-ins excluded)													P		P		
Employee's service (not designated for or available to public customers)															P	P	P
Equestrian Facilities		P	S														
Exterminating service														P	P	P	P
Fairground activities- (including carnivals and circuses)		G													G		
Farm machinery sales and servicing															G	P	P
Farm supplies, merchandise-merchandising and (excluding farm machinery sales and service)												P			P	P	P

<sup>1</sup>Second floor above only, see Sec. ????????



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Farmers' market, open-air		S								S	S				S		
Fire station operations/emergency services		SP	P	SP	SP	SP	SP	SP	SP	P	P	P		P	P	P	P
Fish hatchery	P															P	P
Florist Flower shop											P	P		P	P		
Food freezer operations															P	P	P
Food processing																P	P
Food production, with on premises retail sales of product														P	P		
Food production/wholesale sales															P	P	P
Food sales/grocery stores											P	P		P	P		
Funeral home, including incidental crematorium										P	P			P	P		
Fur sales, including cold- storage															P	P	
Golf courses		P	P	P	P	P	P	P	P	P	P			P	P	P	P
Greenhouse operations, - commercial		P													P	P	P
Group home, six or less clients		P	P	P	P	P	P	P	P								
Group quarters		S	S	S	S	S	S	S	S								
Hardware, paint, and garden supplies supply sales											P	P		P	P		
Hatchery operations																	P
Hazardous waste storage/disposal facility																	S
Home care unit		S		S	S	S	S	S	S								
Home for the aged		S		S	S	S	S	S	S	P							
Home furnishing and appliance sales												P		P	P		
Home occupations, incidental	P	P		P	P	P	P	P	P	P	P	P		P	P		



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Hotel/Motel, except as regulated by Sec.												P		P	P		
Hospital or sanitarium		S		S	S	S	S	S	S	P							
Ice manufacturing																P	P
Industrial operations not otherwise prohibited																	P
Industrial sales of equipment or repair service																P	P
Industry, pilot operation																C P	C P
Janitorial service														P	P	P	P
Kennel operations		S												P	P	P	P
Laboratory operations, medical or dental										P		P		P	P	P	
Laboratory, research										P	P	P		P	P	P	P
Laundry, commercial															P	P	
Laundry or dry-cleaning-customer self-service											P	P			P		
Library		P	P	P	P	P	P	P	P	P	P	P		P	P		
Livestock sales and auctioning		S															P
Locksmith, gunsmith												P		P	P	P	
Machine tool manufacturing or welding																	P
Manufactured home, Class A, for residential occupancy		P	P	P*	P*	P*											
Manufactured home, Class B, for residential occupancy		P					P										
Manufactured home, Class C, for residential occupancy (Sec. _____)							P										

\*Pursuant to Ordinance passed 9-11-96, a Manufactured home, Class A, is a permitted use only in an R6/MH(O) Manufactured Housing District.....

Co. Staff Recommendation  
Sp Lk Use Matrix

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November 19, 2008



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Manufacturing (See Industries)																	
Mobile home (Individual) for exhibition		S		S	S	S	S	S	S	S	S	S	S		S	S	S
Manufactured mobile home park but excluding any manufactured mobile home sales							P										
Manufactured mobile home sales but excluding any residential occupancy															P	P	
Massage & bodyworks therapy											P			P	P		
Mini-warehousing (self-storage facility) (no outside commercial storage of motor vehicles (Sec. _____))									S	S				C	C	P	P
Mini-warehousing (self-storage facility) (including outside commercial storage of motor vehicles)																P	P
Monument sales															P	P	P
Monument works																P	P
Motor vehicle storage yard																P	P
Motor vehicle parking lot, commercial										P	P	P		P	P		P
Motor vehicle parts and accessories sales, contained within a building and without outside storage											P	P		P	P		



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Motor vehicle repair and/or body work, excluding commercial/wrecking dismantling/ storage of junked vehicles															P	P	P
Motor vehicle rentals														P	P	P	P
Motor vehicle sales, new and used, including motor vehicle auctions														P	P	P	P
Motor vehicle service station operations											P	P		P	P	P	
Motor vehicle washing														P	P	P	P
Motor vehicle wrecking yards and junkyard (Sec ) including sale of parts																S	P
Newspaper publishing															P	P	P
Newsstand sales					P	P	P	P	P								
Nursery ops operation /plant husbandry/greenhouses (plants)-retail and production	S	S												P	P	P	P
Nursing home/convalescent home/hospital/retirement home, etc. (Sec )		S	S	S	S	S	S	S	S	S	P			P	P		
Office supplies and equipment sales and service/mailbox service												P		P	P		
Office use - of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, clinics										P	P	P		P	P		



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Office use, - with no on-premises stock <u>or</u> of goods for sale to the general public and the operations and services of which are customarily conducted and concluded by means of written, verbal or mechanically reproduced communications material.										P	P	P		P	P		
Optician services										P		P			P		
Pawn shop															P		
Pet sales, excluding kennel activities or outside storage of animals												P		P	P		
Pharmaceutical sales											P	P			P		
Photography, commercial-studio										P	P	P		P	P		
Plant husbandry, including sale of produce raised on-premises															P	P	P
Post office										P	P	P			P		
Printing and reproduction small scale, = <4000 sq. ft.										P	P	P		P	P		
Printing and reproduction large scale, = > 4000 sq. ft.															P	P	P
Private recreation or swimming club, nonprofit		S		S	S	S	S	S	S	P	P		P				
Public recreation (such as neighborhood center buildings, parks, museums, playgrounds), on a nonprofit basis and similar facilities operated		S		S	S	S	S	S	S	S	S		S		S		



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Public and community utility stations/ <del>or</del> substations	<u>P</u>	<u>SP</u>	<u>P</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>P</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>P</u>	<u>S</u>	<u>P</u>	<u>SP</u>	<u>P</u>	<u>P</u>
Public utility works, shops or storage yards															<u>P</u>	<u>P</u>	<u>P</u>
Publishing																<u>P</u>	<u>P</u>
Quarry operations	<u>C</u>	<u>C</u>														<u>P</u>	<u>P</u>
Radio or television studio activities only										<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
Radio or television transmitting and receiving stations and towers (studios not included)		<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>					<u>S</u>		<u>P</u>
Railroad stations/operations															<u>P</u>	<u>P</u>	<u>P</u>
Railroad yard operations																	<u>P</u>
Reducing salon care										<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		
Recreation/ <del>or a</del> Amusement indoor (Sec. <u>    </u> ) enterprise conducted inside a building and for profit, and not otherwise listed & not regulated by Sec. <u>    </u> herein												<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Recreation/Amusement outdoor (Sec. <u>    </u> ) conducted outside a building for profit, not otherwise listed & not regulated by Sec. <u>    </u>	<u>P</u>													<u>S</u>	<u>P</u>		



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Recreation or amusement public/private (Sec. ) not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not regulated by Sec.	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
Recreation vehicle park and/or campgrounds (Sec.)	<u>S</u>												<u>S</u>	<u>P</u>	<u>P</u>		
Religious worship activities		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Repair, rental, and/or servicing of any product the retail sale of which is a use-by-right in the same district.											<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Residential habilitation support facility		<u>S</u>								<u>P</u>	<u>P</u>				<u>P</u>		
Restaurant, operated as commercial enterprise, except as regulated by Sec.											<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		
Retailing or servicing with operations conducted and merchandise stored entirely within a building and not otherwise listed herein.												<u>P</u>		<u>P</u>	<u>P</u>		
Riding academy activity		<u>P</u>															
Rooming-house operation		<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>							
Sawmill and/or planing operation activities																<u>P</u>	<u>P</u>



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School, business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts										P	P	P		P	P		
School for nurses or other medically-oriented profession		S		S	S	S	S	S	S	P		P			P		
Schools, public, private, elementary or secondary		PS	P	PS	PS	PS	PS	PS	PS	PS							
School, public		S		S	S	S		S	S	S							
School, trade or vocational												P			P	P	
Seasonal sales establishment														P	P		
Second-hand, pawn and flea markets swap shop sales												P			P		P
Sexually oriented businesses															S		
Sheet metal fabrication																	P
Sign (See §§ 156.110-156.121)																	
Solid waste disposal facilities		S															PS
Special information sign	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Storage, flammable																	P
Storage, open																	P
Storage warehouse																	P
Swimming pools, incidental to a principal use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tailoring (dressmaking)											P	P			P		
Taxicab stand operations												P		P	P		
Teaching of art, music, dance, dramatics, or other fine arts										P	P	P			P		



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<b>PERMITTED USES</b>	<b>CD</b>	<b>RR</b>	<b>R20</b>	<b>R-15</b>	<b>R-10/7.5</b>	<b>R6</b>	<b>R6A</b>	<b>R5</b>	<b>R5A</b>	<b>O&amp;I(P)</b>	<b>C1(P)</b>	<b>CB</b>	<b>HS(P)</b>	<b>C2(P)</b>	<b>C(P)/C-3</b>	<b>M-1(P)</b>	<b>M-2/(P)</b>
Telephone switching/booster station exchange operations		<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	P	P	P		<u>P</u>	P	P	P
Theater productions, indoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Sec.											<u>P</u>	P	P	<u>P</u>	P		
Theater productions, outdoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Sec.		S												<u>S</u>	<u>PS</u>		
Tire recapping																	P
Tobacco processing											<u>P</u>						
Tobacco sales warehouse											<u>P</u>						
Trades contractor activities with or without excluding outside storage equipment or supplies												<u>P</u>		<u>P</u>	P	<u>P</u>	P
Trades contractor activities with outside storage of equipment or supplies																	P
Trading stamp redemption												<u>P</u>			<u>P</u>		<u>P</u>
Trailer rentals, Including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein															P	<u>P</u>	P
Transient lodgings												<u>P</u>	<u>P</u>		<u>P</u>		



**Section 156.035 Use Matrix**
**Spring Lake Zoning Ordinance**
**P = Permitted Use**
**C = Conditional Use (Board of Aldermen approval required)**
**S = Special Use (Spring Lake Board of Adjustment approval required)**

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<del>PERMITTED</del> USES	CD	RR	R20	R-15	R-10/7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	CB	HS(P)	C2(P)	C(P)/C-3	M-1(P)	M-2/(P)
Truck terminal activities repair and hauling and/or storage															P	P	P
Upholstering or furniture refinishing													P	P	P	P	P
Variety, gift and hobby supply sales											P	P		P	P		
Vehicle (commercial, government) repair or Storage															P	P	P
Vending machines operation outdoor											P				P		
Vending machine rental															P	P	P
Veterinarian ( Sec )														P	P		
Warehouse (See Storage-warehouse)																	
Wholesale sales, with operations conducted and merchandise stored entirely within a building and not otherwise listed herein												P			P	P	P
Wireless Communications & Accessory Sales											P			P	P		