

Sec. 44-403. Use regulations

- (a) The permitted use and structures within each zoning district are shown in Table 44-403-1 Use Matrix.
- (b) Uses or structures that are not expressly listed in the use matrix or throughout this Chapter are permitted in districts where similar uses are permitted. The planning director may determine that a use is materially similar if:
 - (1) The use is listed within the same structure or function classification as the use specifically listed in the use matrix, as determined by the Land-Based Classification Standards (LBCS) of the American Planning Association; or
 - (2) If the use cannot be located within one of the LBCS classifications pursuant to Subsection (1) above, the planning director shall refer to the most recent version of the North American Industry Classification System (NAICS), published by the Executive Office of the President, Office of Management and Budget.
- (c) The letter symbols in Table 44-403-1 have the following meanings.

The letter ...	Has the following meaning ...
P	<i>Permitted uses.</i> The letter “P” indicates that the listed use is permitted by-right within the zoning district. Permitted uses are subject to all other applicable standards of this Chapter.
S	<i>Special uses.</i> The letter “S” indicates that the listed use is permitted within the respective zoning district only after review and approval of a special use permit, in accordance with the review procedures of Sec. 44-328 of this Chapter. Special uses are subject to all other applicable standards of this Chapter and those requirements that may reasonably be imposed by the County consistent with the criteria set forth in Sec. 44-328 of this Chapter and any supplementary use regulations that apply to the use.
A	<i>Accessory uses.</i> An “A” indicates that the listed use is permitted only where it is accessory to another use that is permitted in the district on the same lot.
O	<i>Overlay districts.</i> The overlay districts designated may impose greater restrictions, require higher development standards, prohibit certain uses, and require additional approvals, as stated in the overlay district regulations.
	<i>Prohibited uses.</i> A blank cell indicates that the use is not permitted in the district or a zoning procedure is required for approval as listed in the reference column.

- (d) The reference column in Table 44-403-1 indicates the Article, Division or Section of this Chapter where additional regulations are required for the specific use. Sections are referenced as “44-xxx”. The letter “S” references the section for special use standards and the letter “P” references the section for supplemental regulations.



<p>Dwelling, singlewide/doublewide/multi-section manufactured home - Class C - pre HUD approved metal-on-metal mobile home</p>	P	P	P	P	P	P	P	P	P									
<p>Dwelling, doublewide/multi-section manufactured home - Class D - HUD approved metal-on-metal manufactured home</p>	P	P	P	P	P	P	P	P	P									<p>home subdivisions of 3 or more lots approved on or before March 18, 1996 located in DWMH-O (Sec. 44-703 (c)(2) Man-manufactured home parks</p>
<p>Dwelling, singlewide manufactured home class E - HUD approved metal-on-metal manufactured home</p>	P	P	P	P	P	P	P	P	P									<p>home subdivisions of 3 or more lots approved on or before March 18, 1996 located in DWMH-O (Sec. 44-703 (c)(2) Man-manufactured home parks</p>
<p>Dwelling, modular home</p>	P	P	P	P	P	P	P	P	P									

Sec. 44-614. Dwelling, 2 family - duplex.

- (a) A duplex must be designed to resemble a single-family home having:
 - (1) Building facades containing setback relief utilizing a variety of roof designs and shapes;
 - (2) Metal, when used, incorporated as part of an architecturally designed scheme; and
 - (3) Garage fronts de-emphasized and not be the most prominent architectural feature of the house.
- (b) Driveways serving front loaded garages should be shared to reduce driveway cuts. Other driveways servicing garages must have side or rear access.
- (c) If garages are not provided, 2 parking spaces per unit are required. Parking areas must be paved but are not required to be lined. The parking area perimeter does not have to be buffered or landscaped.