

TOSJ Zoning Use Table

Chapter 170 Zoning Use Table										
This table is provided as a convenience for general review of permissions within zoning districts. Chapter 170 text includes more detail and shall overrule any discrepancy between the text and this table.										
Standard*	Traditional Residential	Preservation Residential	Rural Residential 20+ Acres	Rural Residential 5 to 20 Acres	Rural Residential <5 Acres	Conservancy District	Traditional Commercial	Town Center Commercial	Rural Mixed Use	Business Park
<b>Agriculture</b>										
<b>Animals</b>										
Aquaculture		P	P	P						P
Beekeeping	P	P	P	P	P					P
Keeping Livestock		P	P	P	P					
Livestock Facility (≤300 animal units)		C	P	P	C					
Raising Chickens, Ducks, and Fowl	P	P	P	P	P					
<b>Plants</b>										
Crop or Forage Production		P	P	P	P					
Floriculture		P	P	P	P					P
Forest Management		P	P	P	P					
Sod or Christmas Tree Production		P	P	P	P					
Wholesale Nursery		C	P	P	C					P
Community Garden	P	P	P	P	P			P	P	P
Community Supported Agriculture (CSA food farm)	P	P	P	P	P				P	P
Greenhouse	A	A	A	A	A	A	A	A	A	A
Harvesting wild crops	P	P	P	P	P					
Pick-Your-Own Operations			P	P						
<b>Residential</b>										
<b>Residences</b>										
Accessory Buildings	A	A	A	A	A	A	A	A	A	A
Dwelling, single family	P	P	P	P	P			P		
Dwelling, Secondary	C	C	C	C	C					
Dwelling, Two Family	C	C	C	C	C			P		
Dwelling, Multiple								C	C	
Live-Work Units								C	C	
Temporary Residence	C	C	C	C	C					
<b>Group Living</b>										
Community Living Arrangement (9-15 persons)	C	C	C	C	C					
Community Living Arrangement (greater than 15 persons)	C	C	C	C	C					
Foster Home/Adult Family Home	P	P	P	P	P					
Residential Care Services/Group Home	C						C		C	
<b>Commercial/Mixed Uses</b>										
<b>Animal Services</b>										
Kennel, Commercial (5 acres or more)		C	C	C						
Veterinary Clinic for Domestic Animals								C	C	P
<b>Arts, Entertainment and Recreation</b>										
Adult Establishment							C			
Artisan Workshop							C	C	C	P
Athletic Fields or Sport Courts								C	C	C
Dance School, Fitness Center or similar Indoor Recreation Facility								C	C	P
Drive In Theater							C			
Game Arcade										P
Golf Course		C	C							
Museum, Gallery or similar Cultural Center								C	C	P
Reception, Meeting or Community Events Center								C	C	P
Recreation Outfitter								C	C	C
Single Screen Theater, Movie, or Performing Arts Stage								C	C	C
<b>Day Care</b>										

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Child Care Center (9 or more children)										P
Small Group Day Care for Children or Adults (up to 8 children or adults)								P	P	P
<b>Food and Beverage Sales/Service</b>										
Bakery or Deli								C	C	P
Grocer or Food Cooperative								C	C	P
Liquor Store							C	C	C	P
Roadside Stand	P	P	P	P	P					
Sales of Processed or Preserved Agricultural Products and Produce										P
Specialty Beverage Tasting Room with Retail Sales										C
Tavern, Cafe or Restaurant								C	C	C
<b>Lodging</b>										
Boarding House	C							C	C	
Bed and Breakfast	C	C	C	C	C			C	C	
Campground, Private			C	C						
Campground, Public							P			
<b>Offices and Professional Services</b>										
Courier and Messenger Service										P
Financial or Investment Institution								P		P
Home Health Care Service Offices								P	P	P
Innovation Workspace								C	C	C
Office - Business or Professional								P	P	P
Technology, Software and Computer Services										P
<b>Personal Services</b>										
Barber, Salon, Day Spa or Beauty Shop								C	P	P
Car Wash									C	C
Dental Clinic							C	C	C	P
Funeral home									C	
Laundromat								C	C	C
Medical Clinic								C	C	C
<b>Product Repair and Contractor Services</b>										
Automotive Service, Repair and Towing								C		C
Contractor Sales and Service								C	C	C
Maintenance and Repair of Goods and Equipment								C	C	C
<b>Retail Sales</b>										
Artisan Furniture or Clothing and similar Retail Sales									P	P
Automotive Parts, Accessories and Tire Stores										C
Convenience Store, with or without Gasoline Sales								C		C
Dealerships (Off- Road, Watercraft and Implements)								C		C
Drug Store/Pharmacy									C	C
Farm Market or other Open-Air Agri-Business		C	C	C				C	C	C
Garden Center									C	P
Hardware supply store									C	P
Landscape Supply and Contracting Business (Plant or Tree Nursery)							C			P
Notion, Variety or Gift Shop									P	P
Office supply, printing, photocopy and packaging and similar services										P
Optical Sales									C	C
<b>Miscellaneous Commercial</b>										
Agricultural Business		C	P							C
Home Occupations, Major	C	C	C	C	C					C
Home Occupations, Minor	P	P	P	P	P					P
Any building more than 5500 square feet										C
<b>INDUSTRIAL/ PRODUCTION</b>										
<b>Manufacturing and Employment</b>										
Building Construction Services										P

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Cabinetry, cabinet making and counters											P
Cut and sew apparel manufacturing											P
Fruit and vegetable preserving and speciality food manufacturing/packaging- with the exception of animals											C
Industry, Light											C
Micro-brewery, or Distillery with Tap/Tasting Room											C
Renewable energy production equipment, distribution and sales (wind, solar, and geothermal)											C
Winery											C
<b>Warehousing, Storage &amp; Distribution</b>											
Contractor Storage Yard		C	C	C	C			C		C	
Propane Storage and Distribution								C			
Seasonal Storage		C	C	C	C			C			
Self Storage Facility								C			
<b>INFRASTRUCTURE</b>											
<b>Utilities</b>											
Dam		C	C	C	C						
Electric Generating Facility - small scale	C	C	C	C	C						
Irrigation and Industrial Water Supply		C	C								C
Mobile Support Structures and Facilities	C	C	C	C				C			C
Utility, Minor	C	C	C	C	C						
Solar Energy Production, Small Scale		P	P	P	P			P	P	P	P
Solar Energy Production, Large Scale											C
Wired and wireless communication/cable/transmission facility			C	C				C			C
<b>PUBLIC, CIVIC &amp; INSTITUTIONAL</b>											
<b>Assembly</b>											
Governmental, Institutional, or Non profit Community Use	C	C	C	C	C	P					P
Club, Lodge or Meeting Hall								C	C		P
Churches/Religious Institution	C	C	C	C	C			C	C		P
<b>Educational Institutions and Services</b>											
Botanical Garden or similar outdoor exhibits and scientific plant study		P					P				P
Interpretive and/or Research Center for Historical, Natural or Social Sciences		C					P		C	C	C
Preschool									C	C	P
School (Public or Private)	C	C	P	C	C			P	P	P	P
Technical or Trade School											P
<b>Public Administration</b>											
Library	C	C	P	P	P			C	P		P
Community Center								C	P		P
Parks, Trails and Open Space	P	P	P	P	P	P	P	P	P		P
Postal Service										P	P
Public Safety	C	C	P	P	P						P
<b>Social Services and Non-Profit Organizations</b>											
Child and Youth Services											C
Elderly and Disabled Services											C
Family Services (food, emergency etc)											C
<b>NOTES: P= Permitted, C= Conditional, A= Accessory Use, * = Use Regulations Apply</b>											
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<b>Town of St. Joseph Zoning Standards Table</b>											
<b>Lot and Surface</b>											
Lot Area, minimum need to discuss commercial areas	3 acres	3 acre density	20 acres	5 acres	3 acres	3 acres	3 acres	3 acres	3 acres	3 acres	3 acres
Landscaped Area, minimum							15%	15%	15%	15%	

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Natural Area, minimum						65%				
Building Coverage, maximum						5500 sq ft.	5500 sq ft.	2500 sq ft	4000 sq ft	5,500 sq ft
Impervious Hard Surface Lot Coverage, maximum						10%	20%	20%	20%	20%
<b>Building Height</b>										
Principal Building Height, maximum	35'	35'	35'	35'	35'		35'	35'	35'	35'
Accessory Dwelling/ Structure Height, maximum (not applicable to ag buildings)	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
<b>Setbacks, Residential Abuttment</b>										
Side Yard, minimum	10'	20'	20'	20'	20'	50'	20	20	20	50
Rear Yard, minimum	10'	20'	20'	20'	20'	50'	20	20	20	50
Side Yard for an Accessory Dwelling/ Structure, minimum	10'	20'	20'	20'	20'	50'	20	20	20	20
<b>Setbacks, Business Abuttment</b>										
Side Yard Setback, minimum						50'	20'	20'	20'	50'
Rear Yard Setback, minimum						50'	20'	20'	20'	50
Side Yard for an Accessory Structure, minimum						50'	20'	20'	20'	20'