

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	Ag/Rural Residential 20+ Acres	Ag/Rural Residential 5 to 20 Acres	Ag/Rural Residential <5 Acres	Conservancy District	Traditional Commercial	Town Center Commercial	Rural Mixed Use	Business Park
Agriculture										
Animals										
Aquaculture		P	P	P						P
Beekeeping	P	P	P	P	P					P
Livestock Facility (≤200 animal units)		C								
Livestock Facility of any size			C	C	c					
Raising Chickens, Ducks, and Fowl	P	P	P	P	P					
Plants										
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
Gardening and Nurseries for propagation of plants only		P	P	P	P					
Greenhouse or Nursery for Retail Plant Sales		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						
Residential										
Residences										
Accessory Buildings	A	A	A	A	A	A	A	A	A	A
Dwelling, single family	P	P	P	P	P			P	P	
Dwelling, Secondary	C	C	C	C	C					
Dwelling, Two Family	C	C	C	C	C			P	P	
Dwelling, Multiple								C	C	
Live-Work Units								C	C	
Temporary Residence	C	C	C	C	C					
Group Living										
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	
Commercial/Mixed Uses										
Animal Services										
Kennel, Commercial (5 acres or more)		C	C	C						
Veterinary Clinic for Domestic Animals								C	C	P
Arts, Entertainment and Recreation										
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
Day Care										
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
Food and Beverage Sales/Service										
Bakery or Deli								C	C	P
Grocer or Food Cooperative								C	C	P

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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	P
Lodging										
Boarding House	C							C	C	
Bed and Breakfast	C	C	C	C	C			C	C	
Campground, Private			C	C						
Campground, Public						P				
Offices and Professional Services										
Courier and Messenger Service										P
Financial or Investment Institution								P		P
Home Health Care Service Offices								P	P	P
Innovation Workspace							C	C	C	P
Office - Business or Professional							P	P	P	P
Technology, Software and Computer Services										P
Personal Services										
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
Product Repair and Contractor Services										
Automotive Service, Repair and Towing							C		C	C
Contractor Sales and Service							C	C	C	P
Maintenance and Repair of Goods and Equipment							C	C	C	C
Retail Sales										
Artisan Furniture or Clothing and similar Retail Sales								P	P	P
Automotive Parts, Accessories and Tire Stores										C
Convenience Store, with or without Gasoline Sales							C		C	P
Dealerships (Off-Road, Watercraft and Implements)							C			C
Drug Store/Pharmacy								C	C	P
Farm Market or other Open-Air Agri-Business		C	C	C			C	C	C	C
Garden Center								C	P	P
Hardware supply store								C	P	P
Landscape Supply and Contracting Business (Plant or Tree Nursery)							C			P
Notion, Variety or Gift Shop								P	P	P
Office supply, printing, photocopy and packaging and similar services										P
Optical Sales								C	C	P
Miscellaneous Commercial										
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
INDUSTRIAL/ PRODUCTION										
Manufacturing and Employment										
Building Construction Services										P
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
Warehousing, Storage & Distribution										
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			

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INFRASTRUCTURE										
Utilities										
Dam		C	C	C	C					
Electric Generating Facility - small scale	C	C	C	C	C					
Irrigation and Industrial Water Supply		C	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	A	A	A	A	A	A	A	A	A	A
Solar Energy Production, Large Scale			C	C			C			C
Wired and wireless communication/cable/transmission facility			C	C			C			C
PUBLIC, CIVIC & INSTITUTIONAL										
Assembly										
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
Educational Institutions and Services										
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
Public Administration										
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
Public Safety	C	C	P	P	P					P
Social Services and Non-Profit Organizations										
Child and Youth Services										C
Elderly and Disabled Services										C
Family Services (food, emergency etc)										C
NOTES: P= Permitted, C= Conditional, A= Accessory Use, * = Use Regulations Apply										
Town of St. Joseph Zoning Standards Table										
Lot and Surface										
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
Landscaped Area, minimum							15%	15%	15%	15%
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%
Building Height										
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'
Setbacks, Residential Abutment										
Side Yard, minimum	10'	20'	20'	20'	20'	20"	20	20	20	50
Rear Yard, minimum	10'	20'	20'	20'	20'	20"	20	20	20	50
Side Yard for an Accessory Dwelling/ Structure, minimum	10'	20'	20'	20'	20'	20"	20	20	20	20
Setbacks, Business Abutment										
Side Yard Setback, minimum						20"	20'	20'	20'	50'
Rear Yard Setback, minimum						20"	20'	20'	20'	50
Side Yard for an Accessory Structure, minimum						20"	20'	20'	20'	20'