

Proposed changes to Uses for Kasson Zoning Ordinance

	Blank	No change in allowed uses
	Green	New Use for District allowed
	Yellow	Same use allowed, but no longer CUP (admin approval rather than PC/CC)
	Red	Old use no longer allowed

Principal Uses Table

	Old	New	Old	New	New	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New
	R-1	R-1	R-2	R-1 A	R-2	R-3	R-3	R-C	R-C	C-1	C-1	C-2	C-2	C-3	C-3	C-M	I-1	M-1	I-2
Residential																			
Household Living																			
Dwelling, Single Family Detached	P	P	P	P				P	P										
Manufactured Home		PS		PS					PS										
Dwelling, Single Family Detached Conversion to Two, Three, or Four Unit		CUP	CUP	PS	PS		PS	P	PS										
Dwelling, Two Unit (Duplex)	CUP	PS	CUP	PS	P	P	P	P	P										
Dwelling, Three to Four Unit (Triplex, Quadraplex)		CUP		CUP	P	P	P		P										
Dwelling, Single Family Attached (2-4 units)	CUP	CUP	CUP	CUP	P	P	P	P	P										
Dwelling, Single Family Attached (5+ units)		CUP		CUP	PS	P	P	P	P										
Dwelling, Multi-Family 5-24 Units					CUP	P	P	CUP	CUP										
Dwelling, Multi-Family 25+ Units						CUP	PS	CUP	CUP										
Dwelling, 2 nd Floor+ Apartments (Above non-residential ground floor)								CUP	PS	CUP	PS	CUP	PS						
Manufactured Home Park		CUP		CUP	CUP	CUP	CUP		CUP										
Live/Work Unit									PS	P	PS	P	PS						
Group Living																			
Intermediate, Extended, and Long-Term Care Facility [Nursing Home]	CUP	PS	CUP	PS	PS	CUP	PS	CUP	PS										
Residential care facility, licensed in-home (6 or fewer persons)	P	PS	P	PS	PS	P	PS	P	PS										
Residential care facility, licensed in-home (7 to 16 persons)					CUP	CUP	CUP	CUP	CUP										
Lodging																			
Bed and Breakfast Facilities	CUP	PS	CUP	PS	PS	CUP	PS	P/CUP	PS										
Lodging services such as hotel and motel										P	P	P/CUP	P	P	P				
Short Term Vacation Rental				CUP	CUP				CUP										
Public, Social, or Healthcare																			
Healthcare and Interment Services																			
Cemeteries, Mausoleums, columbarium, including animal cemeteries	CUP	CUP	CUP	CUP	CUP		CUP		CUP										
Clinic, including medical, dental or therapeutic [See Professional Services]								CUP	P	P	P		P	CUP	P				
Funeral home or mortuary	CUP	PS	CUP	PS	PS	CUP		CUP	P	P	P		P	CUP	P				
Hospital	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP				PS		PS		PS		
Institutions																			
Club, lodge or meeting place of a non-commercial nature										CUP	P	CUP	P	P	P				
Place of worship	CUP	PS	CUP	PS	PS	CUP	PS	CUP	PS										
Social assistance, welfare, or charitable services									P		P		P		P		P		
Education																			
Child care facilities serving up to 12 persons	P	P	P	P	P	P	P	P	P	CUP	PS	CUP	PS	CUP	PS				
Child care facilities serving 13+ persons	CUP	CUP	CUP	CUP	CUP	P/CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP				
School, college/university/trade/business	CUP	PS	CUP	PS	PS		PS	CUP	PS	CUP	PS	CUP	PS		PS	CUP	PS		
School, elementary or secondary	CUP	PS	CUP	PS	PS		PS	CUP	PS		PS		PS						
School, nursery or preschool	CUP	PS	CUP	PS	PS		PS	CUP	PS		PS		PS						
Recreation and Open Space																			
Golf Courses / Country Club		CUP		CUP	CUP		CUP												
Historic Sites	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P
Public recreational facilities including parks and playgrounds, hiking and/or biking trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Outdoor Entertainment															CUP		CUP		

	Old	New	Old	New	New	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New
	R-1	R-1	R-2	R-1 A	R-2	R-3	R-3	R-C	R-C	C-1	C-1	C-2	C-2	C-3	C-3	C-M	I-1	M-1	I-2
Wildlife, forest, and wetland preserves or management areas	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P		P
Government Services																			
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government vehicle and equipment garages and offices														P	P		P		
Municipal, county, state or federal administrative or services building	CUP	CUP	CUP	CUP	CUP		CUP	CUP	PS	P	P	P	P	P	P	P	P		P
Commercial																			
Food or Beverage Services																			
Bar / Tavern										CUP	P	CUP	P	P	P				
Brewpub											P		P		P				
Café, Coffee Shop										P	P	P	P		P				
Off Sale Liquor										CUP	PS	CUP	PS		PS				
Restaurant										P	P	P	P	P	P				
Restaurant with drive-through or drive-in										CUP		CUP	PS	CUP	PS				
Other Services																			
Animal/Pet Services										P/ CUP	PS	P	PS	CUP	PS	CUP	PS		
Banks, Finance, Insurance, and Real Estate Services									P	P	P	P	P		P				
Building Services										P	P	P	P		P		P		
Business Services									P	P	P	P	P		P	P	P		
Equipment Services										P	P	P	P	CUP	P		P		
Personal Services								CUP		P	P	P	P		P				
Professional Services								CUP	P	P	P	P	P		P	P	P		
Services otherwise allowed with drive-through or drive-in										CUP		CUP	PS	CUP	PS				
Retail																			
Convenience Store											P	CUP	P	P	P				
Food Retail [Grocery Store]										P	P	P	P	CUP	P				
General Retail										P	P	P	P		P	CUP			
Shopping Center													CUP		P				
Wholesale Retail												CUP		P	P	P	P	P	P
Arts and Entertainment																			
Art Gallery / Museum								CUP	P	P	P	P	P		P				
Commercial recreational facility, Indoor										CUP	P	P/ CUP	P	P	P		P		
Commercial recreational facility, Outdoor															CUP		CUP		CUP
Industry and Manufacturing																			
Small Production / Commercial Production																			
Buildings used for Research and Testing Laboratories (interior only)															P	CUP	P		P
Brewery, winery or distillery											PS		PS		PS		PS		PS
Makerspace (studio)									PS		P		P				PS		
Printing										CUP		CUP	P		P	P	P		P
Rental Equipment (stored indoors)														P	P	P	P		
Rental Storage Units [self-storage facility]														CUP	CUP	P	P		
Indoor Industrial Activity																			
Grain Elevators; Fertilizer manufacturing, storage, and sales																		CUP	CUP
Manufacturing, light																P	P	P	P
Manufacturing, heavy																		P	P
Warehouse/distribution facility														P		P	P	P	P
Outdoor Industrial Activity																			
Automobile Wrecking Yard/Scrap or salvage storage yard																		CUP	CUP
Contractor Yard (landscaping, construction, etc.)																CUP	PS		PS
Outside storage, manufacturing, and sales area																CUP	PS	P	PS
Agriculture and Natural Resources																			
Community Solar Farm																			CUP
Nursery/Greenhouse (with retail sales)	CUP		CUP										P	CUP	P		P		
Short wave towers, radio and TV towers, and commercial radio and television towers and transmitters														CUP	CUP	CUP	CUP	CUP	CUP
Wind Energy Conversion Systems																			CUP
Wireless Communications Facilities		CUP		CUP	CUP		CUP		CUP		CUP		CUP		CUP		CUP		CUP
Transportation																			
Automobile Fuel Station / Service Station										CUP		CUP	PS	CUP	PS		PS		PS

	Old	New	Old	New	New	Old	New												
	R-1	R-1	R-2	R-1 A	R-2	R-3	R-3	R-C	R-C	C-1	C-1	C-2	C-2	C-3	C-3	C-M	I-1	M-1	I-2
Auto Repair, Minor													P		P		P		P
Auto Repair, Major																CUP	CUP		PS
Automobile Sales										CUP		CUP	P	P	P				
Car Washes													PS		PS		PS		PS
Parking Lot, Garage, Ramp, or Structure as Principal Use										CUP			CUP						
Public Transportation terminals														CUP	CUP				
Truck, boat and trailer and implement sales and servicing														P	P		P		

Accessory Uses Table

	Old	New	Old	New	New	Old	New	Old	New										
	R-1	R-1	R-2	R-1 A	R-2	R-3	R-3	R-C	R-C	C-1	C-1	C-2	C-2	C-3	C-3	C-M	I-1	M-1	I-2
General Accessory Uses																			
Accessory Parking Lot, On-Site		PS		PS	PS	P	PS	P	PS										
Accessory Parking Lot, Off-Site						CUP	CUP	CUP	CUP										
Accessory structure	P	PS	P	PS	PS	P	PS	P	PS	CUP	PS	CUP	PS	CUP	PS	P	PS		PS
Small-scale wind energy generation system		PS		PS	PS		PS		PS										
Satellite dish	P/ CUP	PS	P/ CUP	PS	PS	P/ CUP	PS		PS										
Solar Energy System, Accessory		PS		PS	PS		PS		PS										
Swimming pools, tennis courts and other individual recreational facilities	P	PS	P	PS	PS	P	PS	P	PS		PS		PS		PS		PS		
Accessory to Residential Uses																			
Accessory dwelling unit		PS		PS	PS				PS										
Child care facility, licensed (12 or fewer persons)	P	P	P	P	P	P	P	P	P										
Child care facility, licensed (13 to 16 persons)		CUP		CUP	CUP	P/ CUP	CUP	CUP	CUP										
Home Business	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP								
Home Occupation	P	PS	P	PS	PS	P	PS	P	PS		PS								
Outside parking or seasonal storage of recreational travel vehicles		PS		PS	PS		PS												
Short term vacation rental		PS		PS	PS				PS		PS								
Accessory to Non-Residential Uses																			
Community garden	CUP	P	CUP	P	P		P	CUP	P										
Gift shop accessory to an otherwise allowed use		PS		PS	PS	CUP	PS	CUP	PS		PS		PS		PS		PS		PS
Open air display areas										CUP	PS	CUP	PS	P	PS				
Temporary Stand for sale of agricultural products (tree lot, farm stand, seasonal sales, etc)													PS		PS		PS		PS

Uses Removed / Not included

	Old	Description								
	R-1	R-2	R-3	R-C	C-1	C-2	C-3	C-M	M-1	
Public utility buildings such as substations, transformer stations and regulator stations without service or storage yards	CUP	CUP						CUP		Not clear on how these differed from Essential Services, now considered essential services
Public utility service buildings and yards, electrical, transformer stations, substations and gas regulator stations								P	P	Not clear on how these differed from Essential Services, now considered essential services
Planned Unit Development	CUP		PUDs will now be processed as rezonings rather than CUPs							
Buildings combining residential and nonresidential uses permitted or conditional in the district				CUP						
Craft shops and studios, antiques and tea rooms				CUP						
Boarding house, with no more than ten living units				CUP						
Retail clothing services including dry cleaning and laundry establishments, laundromats, dressmaking, tailor shops, shoe sales and repair shops					P	P				These uses are now under personal services

	Old	Old	Old	Old	Old	Old	Old	Old	Old	
	R-1	R-2	R-3	R-C	C-1	C-2	C-3	C-M	M-1	Description
Auto Supply and parts (indoor display and sales only)					P	P				If it's only related to parts sale, then should fit under general retail category
Accessory uses customarily necessary to the permitted principal use; the use shall not be detrimental by reason of odor, smoke, noise, dust or vibration					P / CUP	P / CUP	P / CUP			Too vague and also is listed under permitted uses and conditional uses for the same districts
Accessory convenience store (with Automobile services)					CUP	CUP				The convenience store aspect of it didn't seem to require a CUP (rather the automobile services aspect), so separated them out
News and communications offices and studios					P	P				Now under professional services
Stone and monument works and display area								P	P	Now under the new contractor yard category
Carting, expressing and hauling companies and their related storage buildings								P	P	Not clear how these differed from Warehousing and Distribution Facilities, now included under warehousing and distribution
The manufacture, compounding, processing, packing or treatment of candy, except the rendering of fats and oils								CUP	CUP	Not clear how these differ from other heavy industrial activities, as far as noise, dust, odor, etc.
The manufacture of pottery and figurines or other similar ceramic products, using only pulverized clay and kiln fired only by electricity or gas								CUP	CUP	Not clear how these differ from other heavy industrial activities, as far as noise, dust, odor, etc.
Medical, dental and optical laboratories								CUP		
Commercial laundries and dry cleaning plants									CUP	
Inflammable liquid storage									CUP	
Mining, excavation or extraction of sand, gravel, rock or related									CUP	Intentionally removed by PC
Any use not listed as permitted, conditional or prohibited which would not be appropriate in any other zoning district, but is consistent with the purpose and character of the M-1 district, which is compatible with other uses in the M-1 district and which would not result in a threat to the community									CUP	

Uses in A-G district that are being removed from code

(D-H district allows for continuation of existing agricultural uses, but not a change of uses unless a rezoning goes through)

Permitted

- General farm buildings, field crops, horticulture, nurseries, greenhouses and tree farms;
- General farming including horticulture, forestry and similar agricultural enterprises;

Conditional Uses

- Mining, quarrying excavating of sand and gravel;
- Public and private campgrounds, golf course and country club, driving ranges and related uses;
- Recreational camping areas;
- Carnivals, outdoor circuses and migratory amusement enterprises
- Airports, landing fields and platforms, hangars, masts and other facilities for the operation of aircraft when the operation is for other than the private use of the land owner
- Keeping of horses and livestock;
- Hobby farms, stables and riding academies;
- Dog kennels