

**CHART OF PERMITTED USES, SECTION IV**

Primary Use	DISTRICTS IN WHICH PERMITTED					* "x" = normal use		"s" = special use			
	R1	R2	R3	MH	HS	LB	GB	CB	I	A	FP
<b>RESIDENTIAL USES</b>											
Rental Apartment			X			X		X			
Boarding or Lodging house			X				X				
Dwelling, single-family	X	X	X							X	
Dwelling, two-family			X							X	
Dwelling, multi-family			X					X			
Mobile home (1)				X							
Nursing home			X								
Manufactured home	X	X	X	X						X	
Group home		S	S	S		S		S		S	
<b>AGRICULTURAL USES</b>											
Artificial Lake of 3 or more acres	S	S	S	S	S	S	S		S	S	
Commercial greenhouse, tree & plant nursery							X			X	
Winery, Distillery, Hop Farm									S	X	
Livestock Farm							S			X	X
Feed/Grain Mill							S		S	S	
Concentrated Animal Feeding Operation										S	
Confined Feeding Operation										S	
Excavating Services									X	X	
Specialty crop farm									X	X	
<b>INDUSTRIAL USES</b>											
Bottled gas storage & distribution					X		X		X	S	
Industry, general									X		
Industry, Light							X		X		
Junk yard									S		
Recycling center							X		X		
Liquid Fertilizer storage & distribution									S	S	
Manufacturing, storage or use of explosives									S		



Primary Use	R1	R2	R3	MH	HS	LB	GB	CB	I	A	FP
Car wash											
Automobile sales and service					X	S	X				
RV and camper sales and service					X		X	X			
Motor vehicle repair					X		X	X			
Gasoline station, with repair					X		X	X			
Gasoline station without repair					X		X	X			
Other similar uses					X	S	X	X			
Auto Parts Store					X	X	X	X	X		
<b>BUSINESS USES: CLOTHING SERVICES</b>											
Dressmaking shop						X	X	X			
Dry cleaning & laundry establishment						S	X	X			
Millinery shop						X	X	X			
Self-service laundry					X	X	X	X			
Shoe repair shop						X	X	X			
Tailor and pressing shop						X	X	X			
Other similar uses						X	X	X			
<b>BUSINESS USES: FOOD SALES &amp; SERVICE</b>											
Baker - Retail											
Dairy - Retail						X	X	X			
Delicatessen						X	X	X			
Drive-in					X	X	X	X			
Grocery, including convenience store					X		X				
Meat market					X	S	X	X			
Restaurant, w/o alcoholic beverage					X	X	X	X			
Restaurant, with alcoholic beverage					X	X	X	X			
Brewery, Distillery, Wine Shop/tasting					X	X	X	X			
Coffee, tea, or non-alcohol beverages					X	X	X	X			
Roadside food sales stand					X	S	X	X		X	
Wholesale produce terminal							X		X		
Other similar uses					S	S	X	S			
Drive-through (fast food)					X	X	X	X			

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<b>BUSINESS USES: PERSONAL SERVICES</b>											
Barber shop					X	X	X	X			
Beauty shop					X	X	X	X			
Health spa or fitness center (3)					X	X	X	X			
Other similar uses					S	X	X	X			
<b>BUSINESS USES: RECREATION</b>											
Bait sales							X	X		S	
Billiard room (3)							X	X			
Bowling alley (3)							X	X			S
Country club or golf course	S	S	S			S	S			X	
Dancing, aerobic, gymnastic studio (3)						X	X	X			
Lodge or private club						S	X	X			
Night club, Bar, Tavern (3)							S	S			
Outdoor commercial recreational enterprise					S	S	S	S		S	S
Private recreational development	S	S	S		S	S	S	S		S	S
Private camp										S	S
Riding stable and trails										S	S
Gaming or activity center					X	X	X	X			
Theater, indoor (3)						S	X	X			
Theater, outdoor							S			S	
Campground(4)					S					S	S
Other similar uses					S	S	S	S		S	
<b>BUSINESS USES: RETAIL SALES</b>											
Liquor store						S	X	X			
Apparel shop						X	X	X			
Department store					X	X	X	X			
Drugstore					X	X	X	X			
Flower shop (5)					X	X	X	X			
Gift shop					X	X	X	X			
Hardware store					X	X	X	X			

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Jewelry store					X	X	X	X			
Newsdealer					X	X	X	X			
Record shop					X	X	X	X			
Antique shop					X	X	X	X			
Stationery and book store					X	X	X	X			
Sporting goods					X	X	X	X			
Furniture store					X	X	X	X			
Other similar uses					S	X	X	X			
<b>BUSINESS USES: MISCELLANEOUS</b>											
Boat sales, service and storage					X		X	X		S	S
Cemetery or crematory										S	
Clinic			S		X	X	X	X			
Commercial facility for breeding & raising non-farm fowl & animals							S			X	
Farm equipment, sales & service											
home service							X	X		S	
hospital	S	S	S			X		X		S	
hotel, motel					X	X	X	X			
Kennel, boarding					X		X	X			
Building trades contractors							S			X	
mortuary							X		X	S	
Outdoor advertising sign, billboard							X	X			
Bus station					X		X		X		
Photographic studio					X		X	X			
Sales barn for livestock sale					X	X	X	X			
short-term rental--tourist home or bed and breakfast										S	
Veterinary hospital, including boarding			X			X	X	X		S	
Warehouse							X	X		S	
Wholesale business							S		X	S	
Storage Units					X	X	X	X	X	S	
Dog groomer					X	X	X	X			

**Primary Use**

R1

R2

R3

MH

HS

LB

GB

CB

I

A

FP

**CFO - Confined Feeding Operation**

The raising of animals for food, fur, or recreation in lots, pens, ponds, sheds or buildings where the total number of animals is at least 300 dairy cows, 300 veal calves, 300 cattle other dairy cows, 600 swine, 600 sheep, or 30,000 ducks, laying hens, or chickens.

**CAFO – Concentrated Animal Feeding Operation**

A CFO that meets the size classification that meets or exceeds an animal threshold number in the U.S. EPA definition of a large CAFO which is: 700 mature dairy cows, 1000 veal calves, 1000 cattle other than dairy cows, 2500 swine above 55 pounds, 10,000 swine less than 55 pounds, 500 horses, 10,000 sheep or lambs, 55,000 turkeys, 30,000 laying hens with a liquid manure handling system, 82,000 laying hens with solid manure handling system, 125,000 broilers with a solid manure handling system, 30,000 ducks with a solid manure handling system, 5,000 ducks with a liquid manure handling system.

**Short-term Rental** - Rental of a dwelling unit in a single-family home, two-family or multi-family dwelling, condominium, cooperative, or time share for less than 30 days. Short-term Rental includes, but is not limited to, Air BNB, VRBO, or other rental platform.

**Dog Groomer** - A person or business that makes their living grooming dogs. Dog grooming is the hygienic care and cleaning of a dog, as well as a process by which a dog's physical appearance is enhanced for showing or other types of competition.

**Gaming or Activity Center** - A business that offers one or more interactive activities for customers to participate in. This includes, but is not limited to, video game consoles, virtual reality games, laser tag, paintball, miniature golf, frisbee golf, sports courses, escape rooms, and other similar entertainment uses.

See Avilla Zoning Ordinance for all other definitions.

**FOOTNOTES:**

- (1) Permitted only as a temporary use subject to the requirement of section 9.5 for R1, R2, and R3 districts but are permitted in conjunction with development and/or placement of mobile home parks.
- (2) Parking lots & parking garages as primary uses are also subject to the landscaping requirements in section 5.13(f) (iii & iv) for required accessory parking lots.
- (3) Only if conducted in a noise-proof building.
- (4) Only if the plans have first been approved by the Indiana Board of Health. Campgrounds are also permitted in FP zones only if also approved by the Indiana Department of Natural Resources, but shall be permitted within a regulatory floodway.
- (5) Including a greenhouse not larger than two (2) thousand square feet in area.