

# Appendix A

## City of Highland Zoning- Land Uses by District

	R-O Residential Outer	R-1 (Residential Single-Family)	R-2 (Residential Moderate-Density)	R-3 (Residential High-Density)	R-4 (Manufactured Home Park District)	C - B (Central Business)	B - 2 (Business - General)	I - 2 (Industrial)	LBCS Function	LBCS Structure	NAICS	Minimum Parking Spaces Key: "sf" means square feet of gross floor area, unless otherwise indicated. "Outdoor area" means the area outside of enclosed buildings or structures that area devoted to the use only, and does not include areas devoted to parking.
<b>Residential</b>												
Accessory Dwellings (Granny Flats, Echo Homes, Garden Apartment)		P	P	P					1100	1130		1 per dwelling unit
Dwelling, Single-Family Detached	P	P	P									2 per dwelling unit
Dwelling, Manufactured Home - Residential Design	P	P	P	P	P							2 per dwelling unit
Dwelling, Single-Family Modular	P	P	P	P	P							2 per dwelling unit
Dwelling, Two-Family (Duplex)			P	P					1100	1121		2 per dwelling unit
Dwelling, Manufactured Home					P							2 per dwelling unit
Dwelling, Mobile Home												2 per dwelling unit
Dwelling, Multifamily 3 units (triplex)				P								1 per dwelling unit
Dwelling, Multifamily 4 units (quadraplex)				P								1 per dwelling unit
Dwelling, Multifamily, 4-10 units				P		C			1100	1200		1 per dwelling unit
Dwelling, Multifamily, more than 10 units				P		C						1 per dwelling unit
Dwelling, Adaptive re-use converted buildings	C	C	C	C	C	C	C					2 per dwelling unit
Dwelling, Zero Lot Line						C						2 per dwelling unit
Elderly housing, multi-family dwellings				P		C						0.5 per dwelling unit
Mixed Use Neighborhood Residences (Includes dwelling units located over storefronts, with no commercial or office uses permitted above the ground floor)						P			2200-2455 5140-5160 6200-6220 6800-6820	2300 2400		1 per 1,500 sf up to 2 stories plus 1 per 2,500 sf for every story exceeding 2 stories
Residential Property Manager					A	A			2321		531311	1 per dwelling unit
Watchmen / caretakers				A	A	P	P	P				Not applicable
<b>Accommodations and Group Living</b>												
Bed and breakfast home	C	C	C	C		P			1310		721191	1 per sleeping room
Bed and breakfast inn	C					P			1310		721191	1 per sleeping room
Boarding and lodging house	P	P	P	P	P				1320		721310	0,3 per room
Community living facility, Mental Health Convalescent	C			C					6520		623220	1 per every 2 roomers
Community living facility, Mental Health / Substance Abuse, on-site staff						C	C		6520		623220	1 per every staff member determined by the maximum number of staff present at any one
Dormitories				P					1000	1320	72131	1 per sleeping room
Group home	P	P	P	P	P				6520		623220 623990	1 per each 2 sleeping rooms 1 per each 2 sleeping rooms
Group residence, general (9-15)				C					6520		623220 623990	1 per each 2 sleeping rooms 1 per each 2 sleeping rooms
Group residence, limited (0-8)	C	C	C	C					6520		623220 623990	1 per each 2 sleeping rooms
Group Residence, Children	C	C	C	C	C	C	C				623990	1 per every staff member determined by the maximum number of staff present at any one time, but no less than 5 spaces
Group Residence, Elderly residential services.	P	P	P	P	P	P	P		1230 1250 6520		623110 623111 623112 623312	0,3 per room
Hotel, motel							P		1330	1330		1 per sleeping room plus 1 per 800 sf of public meeting and restaurant space
Hotel, boutique 50 rooms maximum							P					1 per sleeping room plus 1 per 800 sf of public meeting space
Sorority and fraternity housing					P				1320			1 per 300 square feet of floor area

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	<b>Commercial Services and Mixed Use</b>											
Adaptive re-use of converted buildings	P	P	P	P		P	P					1 employee per 300 sq. ft.
Agricultural machinery and equipment sales area and service facility	C						P	C	2000		421820	1 per 500 sf
Animal and pet services - boarding, grooming, sitting, and training, no outside kennel, no retail						P	P	C	2720			
Animal Care - Veterinarian Clinics, Animal hospital - enclosed kennel	C						P	C	2718		541940	1 per 1,500 sf
Automotive services, except repairs and car washes						P	P	C				1 per 4 gas pumps, but, no fewer than 4 spaces.
Automobile service station full service							P	C	2116	2270		1 per 4 gas pumps, but, no fewer than 4 spaces.
Building materials sales and storage							P	P	2126		444190	1 per 300 sf
Building materials sales - without lumberyard						P	P		2126		444190	1 per 300 sf
Car Wash, Automobile Laundries, or Car Care Centers							P	C	2110	2593	811192	1 per each 2 washing stalls
Elderly Service Center, non-residential						P					624120	1 per 500 sf
Farm / landscape / garden supply sales	C						P	A	2123			1 per 300 sf
Farm supplies -- wholesale trade	C					C	C					
Fertilizer sales and storage	C						C	C	2000		421820	1 per 300 sf
Finance, alternative services (including payday loans, check cashing, and consumer installment lenders)							C				522291	
Home occupation	A	A	A	A	A	A						
Leasing, Agricultural/Industrial Machinery and							C	C	2334			1 per 500 sf
Leasing/Rental of Trucks, Trailers, RV's, Boats, Motorcycle							P	C	2332 2333		4411	1 per 1500 sf
Restaurant, Limited Service						P	P	C	2210		722211	1 per 150 sf or 1/3 the occupant load, whichever is less
Restaurant, Full Service						C	P		2200		722210	1 per 150 sf or 1/3 the occupant load, whichever is less
Sales and service, manufactured home, recreation vehicle, bus, truck, or similar large vehicles							P		2112		45393	1 per 500 sf
Sales, boats/marine, recreational vehicle, travel trailer, camper (including repair)							P		2114		44121 44122 441229	1 per 500 sf
Vehicle and small engine repair and restoration, not including automotive wrecking or long-term disabled vehicle outdoor storage							P	P	2110	2280	811191	1 per 500 sf including service bays, wash tunnels and retail areas
<b>Industrial Uses</b>												
Automobile storage or towing (excluding wrecked and junked vehicles)								P	4138		488410	1 per 1,500 sf building area, plus 1 per 5,000 sf of land area devoted to material storage
Building contractor							P	P	7110-7450		23110-235990	1 per 600 sf
Chemicals, organic	C							P	3330		32519	1 per 1,500 sf
Chemicals, plastics and rubber products								P	3320		325110-325199	1 per 1,500 sf
Extractive industries	C							C				1 per employee
Fuel oil distribution								P			45431	1 per 1,500 sf
Landfill, sanitary	C							C	4345	6320	562212	1 per employee during the largest shift

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	Quarrying and stone cutting establishment	C							C	8500		2123
Recycling Centers	C					C	C	P			421930	1 per 1,500 sf
Rendering and Meat Byproduct Processing								P	3110		311613	1 per 1,500 sf
Salvage yards, junk yards, auto and scrap processing	C							P	2120			1 per 2 employees at peak shift, plus one for each company vehicle at peak shift
<b>Warehousing and Storage Uses</b>												
Mini-storage Warehouse								P	2700	2710 2720		1 per 1,000 sf up to 5 spaces for establishments up to 25,000 sf, plus 1 for each add'l 5,000 sf
Natural Gas Distribution, Flammable Liquid, Petroleum, Bulk Stations and Terminals and Above Ground Storage	C							P	3600	2780 2781 2782	422710	1 per 1,000 sf up to 5 spaces for establishments up to 25,000 sf, plus 1 for each add'l 5,000 sf
Outdoor Storage of construction equipment, generally								P	3600 7100			1 per employee on peak shift
Construction equipment storage								P	3600 7100		493190	1 per employee on peak shift
Wind Energy Conversion Systems (WECS)	C	C	C	C	C	ç	C	C	3600	2730 2740 2760	42, 493	NA
Warehousing, storage, wholesale, and distribution facilities	A							P	3500, 3600	2730 2740 2760	42, 493	1 per 1,000 sf up to 5 spaces for establishments up to 25,000 sf, plus 1 for each add'l 5,000 sf
<b>Arts, Recreation &amp; Entertainment</b>												
Adult Entertainment Establishment								C				1 per 150 sf. If alcohol is served, see "bar or tavern."
Drinking Establishments								C	2540		722410	1 per 85 sf
Recreation - Community Recreation	P	P	P	C	C	C	P	C			924120	4 per court, or 1 per 3 spectator seats, whichever is greater
Recreation - Arts / entertainment / recreation facility	C	C	C			C	P	C	500			15 spaces for every baseball/softball diamond; 20 spaces for every soccer/athletic field, 4 per tennis court
Temporary carnivals, rides, ferris wheels	C							C	5310			1 per 600 sf outdoor area
<b>Education, Health Care, and Institutional</b>												
Correctional Institution Facility								C	6222	4600	922140	1 per employee on peak shift
Correctional office, Parole / Probation						C	P				922150	1 per employee on peak shift
Day care home, family as home occupation	C	C	C	C		C	C		6562, 6566		624120, 624410	1 per 375 sf
Day care center						C	C	C	6562, 6566		624120, 624410	1 per every 10 persons the facility is licensed to serve, but no less than 5 spaces.
Day care center (accessory to institution or business)						A	A	A	6562, 6566		624120, 624410	1 per every 10 persons the facility is licensed to serve, but no less than 5 spaces.
Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools	C	C	C	C				P	6124-6140	4230	6115	1 per 200 sf
Schools, colleges and universities	C	C	P	C		P	P	P	6130	4220	6112-6113	1 per 300 sf seating area/classroom space
Schools, elementary or secondary	P	P	P	P		P	P		6111-6124	4200, 4210	6111	1 per classroom
Schools, nursery and preschool	P	P	P	P		C	C		6110	4210		1 per classroom
<b>Transportation, Communication, Information, and Utilities</b>												

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	Freight terminals & truck terminals								P	4140-4144		484110-484230
Parking lots, accessory to principal use	A		A	A	A	A	A	A		5210-5220	81293	Not applicable
Parking lots, hard surfaced, as principal use			C	C		P	P	P		5210-5220	81293	Not applicable
Parking lots, gravel surface, as principal use	C		C	C			P	P		5210-5220	81293	Not applicable
Parking lots, gravel, accessory to principal use	A					A	A	A		5230-5240	81293	Not applicable
Stormwater management / flood control facilities	P	P	P	P	P	P	P	P		6220-6240	237990	Not applicable
<b>Utility Uses &amp; Structures</b>												
Commercial radio, television, broadcasting and/or receiving towers	C	C	C	C	C	C	C	C				Not applicable
Public utility storage and service yards	C							P				1 per employee during the largest shift
Solid waste collection centers, solid waste transfer stations, recyclable materials, yard waste and similar items	C	C	C	C	C	C	C	C	4343		562111-562119	1 per employee
Solid Waste Landfill	C							C	4345	6320	562212	1 per employee during the largest shift
Utility facilities, principal use	C	C	C	C	C	C	C	C	4234	6100-6162		Not applicable
Utility facilities, accessory to permitted use	P	P	P	P	P	P	P	P	4234	6100-6162		Not applicable
Water supply facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities	C	C	C	C	C	C	C	C		6200-6290		Not applicable
<b>Agriculture</b>												
Agriculture	P								9100-9165-9300-9510	8100-8300-8700	11	Not applicable
Animal Production and Support Services	P								9300-9380	8200		Not applicable
Commercial agriculture	P	C										1 per 1,500 sf of building area
Concentrated Animal Feeding Operations (CAFO's)	C									8300-8450	112	Not applicable
Farm product raw materials -- wholesale trade								P				
Farmer's market	P					P			2154		454390	Not applicable
Forestry, Commercial	P								9400-9430			Not applicable
Forestry, noncommercial, growing of vegetation	P	P	P	P	P				9400		113	Not applicable
Grain or agricultural storage facility	C											1 per employee on peak shift
Support functions for agriculture including farm and farm labor management services; spraying, dusting, and other related services; and crop harvesting and post harvest crop activities (including drying, siloing, etc.)	P					P	P	P	9200-9230			Not applicable

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