Appendix A - Land Uses by Zone

p = Permitted Use; c = Conditional Use; n=Not Permitted

LAND USE DESCRIPTION	RR-35	RR-5	A-40	AG-40

Permitted Uses and Conditional Uses of Land by Zone - (Table)

The ***Land Uses by Zone Table*** contained in ***Appendix A*** is a comprehensive listing of the types of permitted uses and conditional uses (see symbols key above each table) in each of the zone districts detailed in chapter 7 of this code.

This code prohibits all other uses not herein listed. Where a conflict may exist with the more general uses as may be listed in Chapter 7, and the uses listed in Appendix A, Appendix A will take precedence, except for Home Based Businesses in Residential Zones. Uses that meet the conditions of a Home Based Business in a Residential Zone are considered permitted.

Deweyville Town may modify or amend Appendix A as necessary and as often as required for continued serviceability to residents of Deweyville and in keeping with the Deweyville Town Master Plan.

In making modifications or amendments to the Deweyville Town Land Management and Development Code including Appendix A, the Planning and Zoning Commission and the Deweyville Town Council must comply with the noticing and procedural regulations of Chapter 1 of this code with the following exception:

If Appendix A is only being modified as to organization or to simplify its readability or understanding, (not modifying, adding, or deleting uses) Appendix A may be updated without being considered an amendment to the Code.

Appendix A does not apply to Home Based Businesses

The following codes or abbreviations are used in the Table:

a) RR-35 Residential single family, 0.86-acre zone
b) RR-5 Rural Residential, single family, 5-acre zone
d) A-40 Agricultural Zone
f) AG-40 Agricultural primarily grazing

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LAND USE DESCRIPTION	RR-35	RR-5	A-40	AG-40
Household Units				
Residential (Single Unit, Low Density)	p	p	p	p
Residential (Rural, Single Unit)	p	p	p	p
Manufactured Homes on Foundation	p	p	p	p
Group Quarters				
Nursing Homes	c	c	c	n
Retirement Homes	c	c	c	n
Foster Family Care	c	c	c	n
Convents	c	c	c	n
Monasteries	c	c	c	n
Rectories	c	c	c	n
Mentally Handicapped	c	c	c	n
Physically Handicapped	c	c	c	n
Mobile Home Parks				
Manufactured Homes	p	p	p	n
Transient Lodgings				
Vacation temporary lodging (i.e. Airbnb)	c	c	c	c
Other, Residential NEC				
Single Caretaker facilities	c	c	c	c
Secondary Accessory bldgs.	c	c	c	c
Guest house(s)	c	c	c	c
Railroad and Motor Vehicle Transportation				
Railroad rights of way and transportation equipment	c	c	c	c
Bus passenger terminals (local)	c	c	c	c
Highway and Street Rights of Way				
Arterial Streets & State Highways	p	p	p	p
Collector / distributor streets	p	p	p	p
Local access streets	p	p	p	p
Other highway and street right-of-way, NEC	c	c	c	c

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LAND USE DESCRIPTION	RR-35	RR-5	A-40	AG-40
Utilities				
Electric transmission right-of-way	c	c	c	c
Gas pipeline right-of-way	c	c	c	c
Water pipeline right-of-way	c	c	c	c
Water treatment plants (purification)	n	n	c	c
Water storage	c	c	c	c
Irrigation distribution channels	c	c	c	c
Water pressure control stations	c	c	c	c
Governmental Services				
Executive, legislative, and judicial functions	p	p	p	p
Miscellaneous Services				
Churches, synagogues, and temples	c	c	c	c
Public Assemblies				
Public maintenance facilities	c	c	c	c
Parks				
Parks - general recreation	p	p	p	p
Parks - leisure and ornamental	p	p	p	p
Agriculture				
Farms (predominant crop, cotton)	p	p	p	p
Farms (other type fiber crops)	p	p	p	p
Farms (predominant crop, cash grains)	p	p	p	p
Farms (field crops other than fiber or cash grain crops)	p	p	p	p
Farms (predominant crop. fruits)	p	p	p	p
Farms (predominant crop, tree nuts)	p	p	p	p
Farms (Predominant crop, vegetables)	p	p	p	p
Farms (predominantly dairy products)	p	p	p	p
Farms and ranches (Predominantly cattle)	p	p	p	p
Farms and ranches (predominantly sheep)	p	p	p	p
Farms and ranches (predominantly goat)	p	p	p	p
Farms and ranches (other livestock), NEC	p	p	p	p
Farms (predominantly poultry)	p	p	p	p
Farms (general - no predominance)	p	p	p	p

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LAND USE DESCRIPTION	RR-35	RR-5	A-40	AG-40
Range and grassland pastures (not farm or ranch)	p	p	p	p
Agriculture (continued)				
Horticulture specialties	p	p	p	p
Apiary farms	p	p	p	p
Farms or ranches (predominantly horse raising)	p	p	p	p
Forestry Activities				
Timber production for saw logs	c	p	p	p
Timber production for veneer logs	c	p	p	p
Timber production for mixed uses	c	p	p	p
Tree products production predominantly gum extraction (Except pine gum) and bark	c	p	p	p
Tree products production predominantly pine gum	c	p	p	p
Timber and tree products production mixed uses	c	p	p	p
Forest nurseries	c	p	p	p
Undeveloped & Unused Land Area				
Undeveloped and unused land area	p	p	p	p
Water Areas				
Rivers, streams, and creeks	p	p	p	p
Vacant Floor Area				
Vacant floor area – residential	p	p	p	p
Under Construction Residential				
Under construction – residential	p	p	p	p
Storage yard for residential construction	p	p	p	p
Temporary office or mobile home – residential	c	c	c	n
Under construction – nonresidential	c	c	c	n
Storage yard for non-residential construction	c	c	c	n
Temporary office or mobile home – nonresidential	c	c	c	n
Other Undeveloped Land and Water Areas				
Other Undeveloped Land and Water Areas, NEC	p	p	p	p

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LAND USE DESCRIPTION	RR-35	RR-5	A-40	AG-40
Miscellaneous				
Solicitors	p	p	p	p
Christmas tree Sales	c	c	c	c
Trailers/Containers for Recyclable Materials	c	c	c	c