

ARTICLE III: DISTRICT REGULATIONS

Section 300. Allowed, Permitted, Temporary, and Special Uses

The Matrix found in Section 301 of this Ordinance is a listing of uses that may be allowed within the variety of Zoning Districts.

1. The different uses are grouped into specific “Land Use Categories”.
2. The “Land Use Categories” are listed in each of the Zoning Districts in lieu of specific uses. It is important to note, if a “Land Use Category” is listed within a specific Zoning District, it DOES NOT indicate every use in the “Land Use Category” is allowed within the specific District.

The different uses within Section 301 are Allowed without a permit (A), Permitted (P), Allowed upon approval of a Special Exception Permit (S), Temporary (T) or not permitted (-). In order to determine if a specific use is allowed in a Zoning District, the following steps need to be followed:

1. Find the Use Type that matches your application.
2. Look across the table and determine which of the Zoning Districts it may be allowed.
3. Determine any special criteria for the use(s).
4. Determine where the specific Zoning Districts are by reviewing the Official Zoning Map.
5. Determine the necessary procedures to receive required permits after the land or property is the control of the applicant.
6. When in doubt, please confer with the Zoning Administrator.
7. If a use is not identified in Section 301, Applicant shall submit its determination of where it fits. The Zoning Administrator shall consult with the Planning and Zoning Commission, either formal or informal, shall issue a statement of clarification, finding that the use is either substantially similar in character and impact to a use identified as either allowed, permitted, temporary or special use within the particular district, or that the use is not sufficiently similar to another use listed within the district. Such statement of clarification shall include the findings that led to such conclusion, and shall be filed in the official repository of the City of New Hampton City Council.
8. If the proposed use is not sufficiently similar to a use regulated as either a permitted, or special use in the specific district, the use shall be prohibited.

The Table in Section 301 also lists Accessory Uses which may be allowed or not allowed in any specific Zoning District. The Accessory Use listing can be found at the end of the Table.

Section 301. New Hampton Land Use Regulation Matrix

Land Use Matrix													
P = Permitted Use S = Special Use Exception A = Allowed Without Permit T = Temporary “-” = Use is Prohibited and may not occur within the district. *The definition for each land use can be found in Section 108. Definitions of this Ordinance.													
Land Uses	Zoning Districts												Use Specific Standards
	Agricultural	Residential				Mixed-Use		Commercial		Industrial			
	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	
Residential Land Uses													
Single Family	P	P	P	P	P	P	-	-	-	-	-	-	
Duplex, Tri-Plex, Quad (Townhome) (2-4 Units)	-	-	P	P	-	P	-	-	-	-	-	-	
Multi-Family or Townhome Development (5 to 29 Units)	-	-	-	P	-	S	-	-	-	-	-	-	
Multi-Family or Townhome Development (30 or Greater Units)	-	-	-	S	-	-	-	-	-	-	-	-	
Multi-Family/ Mixed-Use	-	-	-	-	-	P	P	-	-	-	-	-	
Mobile or Manufactured Home	-	-	-	-	P	-	-	-	-	-	-	-	
Assisted Living Facility	-	-	-	P	-	P	-	-	-	-	-	-	
Homeless Facility	S	S	S	S	-	S	S	S	-	-	-	-	
Residential Facility (6 or Fewer)	P	P	P	P	-	-	-	-	-	-	-	-	
Tiny House Subdivision	S	S	S	S	S	-	-	-	-	-	-	-	
	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	

	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	
Public, Institutional, and Civic Buildings													
Community Facilities													
Armory	P	-	-	-	-	-	-	P	P	P	P	-	
Art Galleries & Museums	-	-	-	-	-	P	P	P	P	-	-	-	
Athletic Complex / Community Center	S	S	S	S	-	S	S	S	S	S	S	S	
Auditorium and Performing Arts	-	-	-	-	-	-	P	P	P	-	-	-	
Cemetery	S	S	S	S	-	-	-	-	-	-	-	-	
Farmers Market (Flea/Food/Crafts)	-	-	-	-	-	P	P	P	P	P	P	P	
Public Library	P	P	P	P	-	P	P	P	P	-	-	-	
Park, Athletic Fields and Active Outdoor Recreation	P	P	P	P	P	P	P	P	P	P	P	P	
Passive Recreation Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Parking Structure (Public)	P	P	P	P	P	P	P	P	P	-	-	-	
Government Building or Public Safety Facility	P	S	S	S	-	S	P	P	P	P	P	P	
Public Transportation Facility	-	-	-	-	-	-	-	P	P	P	P	P	
Religious Institution	S	S	S	S	S	S	S	S	S	-	-	-	
Educational Facilities													
Schools (public & private)	S	S	S	S	S	S	S	S	S	-	-	-	
Art, Business or Vocational	-	-	-	-	-	S	S	S	S	-	-	-	
Healthcare Facilities													
Ambulance Service	P	S	S	S	-	P	P	P	P	P	P	P	
Counseling Service (Behavioral, Mental Health, Drug & Alcohol Abuse)	S	-	-	-	-	S	S	S	S	-	-	-	
Indoor Fitness, Health Club or Spa	-	-	-	-	-	S	P	P	P	S	-	-	
Hospital	S	S	S	S	-	S	-	S	S	-	-	S	
Medical or Dental Clinic	-	-	-	-	-	P	P	P	P	-	-	-	
Public or Juvenile Detention Center	S	-	-	-	-	S	P	P	P	P	P	P	
	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	

	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	
Medical Marijuana (Dispensary)	-	-	-	-	-	S	S	S	S	P	P	S	
Medical Marijuana (Manufacturer)	-	-	-	-	-	-	-	-	-	-	-	-	
Nursing Home	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial Land Uses													
Agriculture, Animals, and Natural Resources													
Agriculture (Crop Farming)	A	A	-	-	-	-	-	A	-	A	A	A	
Agricultural Building	P	S	-	-	-	-	-	-	-	P	P	S	
Agriculture, Domestic Animal Farm	A	-	-	-	-	-	-	-	-	A	A	A	
Agriculture, Non-Domestic or Exotic Animal	A	-	-	-	-	-	-	-	-	S	S	S	
Agricultural Produce, and Livestock Sales (Land owner property)	A	-	-	-	-	-	-	-	-	-	-	-	
Animal Breeding	A	-	-	-	-	-	-	-	-	P	P	-	
Animal Kennel and Grooming / Boarding	P	-	-	-	-	-	-	P	P	P	P	P	
Land Alteration/ Tree Removal not Incidental to Permitted Use	S	S	S	S	S	S	S	S	S	S	S	S	
Forestry, Land Management and Timber Harvest	A	S	S	S	S	S	S	S	S	S	S	S	
Mining or Extraction (Sand, Gravel, & Peat)	S	-	-	-	-	-	-	-	-	-	-	-	
Veterinary Clinic or Animal Hospital	P	-	-	-	-	-	-	P	P	P	P	P	
Food, Beverage, Indoor Entertainment													
Adult Use or Entertainment	-	-	-	-	-	-	-	-	-	S	S	-	
Community Indoor Entertainment	-	-	-	-	-	S	P	P	P	P	-	P	
Convention or Event Center	-	-	-	-	-	-	-	S	S	-	-	S	
Restaurant and Lounge	-	-	-	-	-	-	P	P	P	-	-	-	
Restaurant Drive-Thru or Drive-In	-	-	-	-	-	-	S	P	P	-	-	-	
Bar or Tavern	-	-	-	-	-	-	P	P	P	-	-	-	
Micro-brewery (Commercial)	-	-	-	-	-	-	P	P	P	P	P	P	
	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	

	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	
Brewery or Craft Brewery	S	-	-	-	-	-	S	S	S	S	S	S	
Coffee Houses, Coffee Shops	-	-	-	-	-	-	P	P	P	-	-	-	
Mobile Restaurant	T	-	-	-	-	-	T	T	T	T	T	T	
Lodging													
Bed and Breakfast	S	S	S	S	-	S	S	-	-	-	-	-	
Campground or RV Park	S	S	-	-	-	-	-	-	-	-	-	-	
Hotel or Motel	-	-	-	-	-	S	S	P	P	-	-	P	
Short-Term Vacation Rental Unit	S	S	S	S	-	-	-	-	-	-	-	-	
Office, Business and Technology													
Bank or Financial Institution	-	-	-	-	-	-	P	P	P	-	-	P	
Printing or Publishing	-	-	-	-	-	P	P	P	P	P	P	P	
Professional or Business Office	P	-	-	-	-	P	P	P	P	P	P	P	
Research, Design, and Testing	P	-	-	-	-	-	-	S	S	P	P	P	
Outdoor Recreation and Entertainment													
Club or Lodge	P	-	-	-	-	P	P	P	P	-	-	-	
Golf Course & Country Club	P	-	-	-	-	-	-	-	-	-	-	-	
Shooting Range (Indoor)	S	-	-	-	-	-	-	-	-	P	P	-	
Shooting Range (Outdoor)	S	-	-	-	-	-	-	-	-	-	-	-	
Personal Services													
Daycare Facility (Licensed Commercial Care)	-	S	S	S	-	S	S	P	P	S	S	S	
Funeral Home or Crematorium	-	-	-	-	-	P	P	P	P	-	-	-	
Mini-Storage or Self-Service Storage	P	-	-	-	-	-	-	P	P	P	P	-	
Personal Service and Repair	-	-	-	-	-	P	P	P	P	P	P	P	
Retail Sales													
Building Material Sale or Lumberyard	-	-	-	-	-	-	-	P	P	P	P	P	
Bulk Fuel Sales and Storage	-	-	-	-	-	-	-	S	-	S	S	S	
Florist	-	-	-	-	-	-	P	P	P	-	-	P	
	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	

	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	
General Retail Store	-	-	-	-	-	S	P	P	P	-	-	P	
Grocery Store	-	-	-	-	-	S	P	P	P	-	-	P	
Liquor Store	-	-	-	-	-	-	P	P	P	-	-	P	
Pawn or Trade Shop	-	-	-	-	-	-	S	S	S	S	-	S	
Pharmacy or Convenience, Small	-	-	-	-	-	P	P	P	P	-	-	P	
Pharmacy or Convenience, Large	-	-	-	-	-	-	P	P	P	-	-	P	
Vehicle Related													
Automobile Towing / Impound Lot	P	-	-	-	-	-	-	S	S	P	P	S	
Automobile Repair or Body Shop	P	-	-	-	-	-	-	P	P	P	P	P	
Automobile Sales or Rental	-	-	-	-	-	-	-	P	P	-	-	-	
Automobile Service	P	-	-	-	-	-	-	P	P	P	P	P	
Automobile Car Wash and Detailing	-	-	-	-	-	-	-	P	P	P	P	P	
ATV, Boat, Recreational Vehicle, Snowmobile, Trailer, and Small Engine Sales and Service	P	-	-	-	-	-	-	P	P	P	P	P	
Vehicle Storage (include. Trailers, RVs, & Boat Storage)	P	-	-	-	-	-	-	P	P	P	P	-	
Gas Station and Convenience	-	-	-	-	-	-	S	P	P	P	P	P	
Heavy Truck, Farm Implement, Construction Equipment Repair, Rental, Sales, and Service	P	-	-	-	-	-	-	P	-	P	P	P	
Heavy Truck Fuel and Convenience	P	-	-	-	-	-	-	P	-	P	P	P	
Heavy Truck Wash and Detailing	P	-	-	-	-	-	-	P	-	P	P	P	
Used Parts, Salvage and Reclamation	S	-	-	-	-	-	-	-	-	S	S	-	
Industrial Land Uses													
Industrial Services													
Bituminous or Concrete Plant and Sales	S	-	-	-	-	-	-	-	-	S	S	-	
Contractor's Shop and Storage Facility	P	-	-	-	-	-	-	P	-	P	P	P	
	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	

	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	
Heavy Construction Companies	P	-	-	-	-	-	-	-	-	P	P	P	
Hazardous Chemical Storage or Distribution	S	-	-	-	-	-	-	-	-	S	S	S	
Laundry Plant	-	-	-	-	-	-	-	S	-	P	P	P	
Manufacturing													
Food Processing or Production	-	-	-	-	-	-	-	P	P	P	P	P	
Light Manufacturing/Processing	S	-	-	-	-	-	-	-	-	P	P	P	
Heavy Manufacturing/Processing	S	-	-	-	-	-	-	-	-	S	P	P	
Utilities and Services													
Cellular, Radio or Television Tower (Less than 75 feet in height)	P	P	P	P	P	P	P	P	P	P	P	P	
Cellular, Radio or Television Tower (Primary Use or 75 feet or more in height)	S	S	S	S	S	S	S	S	S	S	S	S	
Public Utility Building (major)	P	-	-	-	-	P	P	P	P	P	P	P	
Public Utility, Building (minor)	P	P	P	P	P	P	P	P	P	P	P	P	
Refuse Waste Facility (Transfer Station)	S	-	-	-	-	-	-	-	-	P	P	P	
Refuse Waste Facility (Construction Debris Service and Recycling)	S	-	-	-	-	-	-	-	-	P	P	P	
Landfill, Construction Material or Solid Waste	-	-	-	-	-	-	-	-	-	-	-	-	
Solar or Renewable Energy Power Generating Facility (Commercial)	P	-	-	-	-	-	-	-	-	P	P	P	
Waste Water Treatment or Cluster Sewage Treatment Facility	P	-	-	-	-	-	-	-	-	-	-	-	
Wind Energy Conversion System (WECS) (Small Commercial)	P	-	-	-	-	-	-	-	-	P	P	P	
Warehouse Distribution and Transportation													
Airport and Related Facilities	-	-	-	-	-	-	-	-	-	-	P	-	
Warehouse Storage and Distribution Facility	P	-	-	-	-	-	-	P	-	P	P	P	
	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	

	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	
Planned Unit Developments													
PUD, Commercial	-	-	-	-	-	S	S	S	S	-	-	S	
PUD, Mixed Use	-	-	-	S	-	S	S	-	-	-	-	-	
PUD, Residential	S	S	S	S	-	S	S	-	-	-	-	-	
Accessory Land Uses*													
Accessory Structure	P	P	P	P	P	P	-	P	P	P	P	P	
Accessory Dwelling Unit	S	S	S	S	-	S	-	-	-	-	-	-	
Accessory Recreation Facility	A	A	A	A	A	A	A	A	A	A	A	A	
Caretaker Quarters (Incidental for security)	-	-	P	P	-	-	-	P	P	-	-	-	
Carport	P	P	P	P	P	P	P	P	P	P	P	P	
Daycare Facility (Licensed Home Care 14 or less)	A	A	A	A	A	A	-	-	-	-	-	-	
Decks, Gazebos, Patios (elevated or on-grade)	P	P	P	P	P	P	-	P	P	P	P	P	
Fence	P	P	P	P	P	P	P	P	P	P	P	P	
Fuel Tanks and Dispensing Equipment	A	-	-	-	-	-	-	A	A	A	A	A	
Home Occupation Type 1	P	P	P	P	P	P	-	-	-	-	-	-	
Home Occupation Type 2	P	P	P	P	-	P	-	-	-	-	-	-	
Home Occupation Type 3	S	S	S	S	-	S	-	-	-	-	-	-	
Open Sales Lot, Minor or Major	-	-	-	-	-	-	-	P	P	P	P	P	
Roadside Produce/Food Stands	T	-	-	-	-	-	T	T	T	T	T	T	
Solar or Renewable Energy Power Generating Facility (Personal Use)	A	A	A	A	A	A	A	A	A	A	A	A	
Storage Containers or Semi-trailers	A	-	-	-	-	-	-	P	P	A	A	A	
Swimming Pools	P	P	P	P	P	P	-	-	-	-	-	-	
Wind Energy Conversion System (WECS) (Small Non-Commercial)	S	S	-	-	-	-	-	-	-	S	S	S	
	A-1	R-1	R-2	R-3	MH	TM	DT	C-1	C-2	M-1	M-2	MP	