

**TABLE A-1: Census of use permits under Existing Law and Proposed Law (9/2024 version): Agricultural and Rural Residential Compared with Low Density**

This comparison shows all of the permitted uses under existing law and the changes that would take effect under the proposed law.

Regulatory cost: Existing law regulates 105 categories of activities. Proposed new law deletes 8 of these categories and adds 27 new categories that affect the Low Density District.

Use (from text, tables & Appendix 4, in alpha order)	Current Agricultural District Permit status	Current Rural Res. District Permit status	Proposed Law, Low Density District Permit status	COMPARISON (effect of proposed law)
Ag related industry	Special Use Permit	Not allowed	DELETED (related definition)	N/A
Ag sales & service	Zoning permit	Special Use Permit	DELETED (related definition)	N/A
Agriculture	Zoning permit	Zoning permit	DELETED	Note: no 'use' covers this
Airport	Special Use Permit	Not allowed	Special Use Permit (Private airstrip)	SAME
Alternative Energy Systems	Special Use permit	Special Use Permit	Special Use Permit (prior law)	SAME
Animals Owned for Recreation	Zoning permit	Special Use Permit	DELETED	LESS RESTRICTIVE
Animal waste treatment (Manure Storage)	Special Use Permit	Not allowed	Zoning Permit (Manure Storage)	LESS RESTRICTIVE
Arcade, game or video	Not allowed	Not allowed	Not allowed	SAME
Bakery, retail Baked goods store	Not allowed	Not allowed	Not allowed	SAME
Bank	Special Use Permit	Special Use Permit	Not allowed)	SAME
Bar, tavern	Not allowed	Not allowed	Not allowed	SAME
Bed & breakfast	Special Use Permit	Special Use Permit	Special Use Permit	SAME
Campground	Special Use Permit	Special Use Permit	Special Use Permit	SAME

			(Com'l campground )	
Care center, Child	Special Use Permit	Special Use Permit	Special Use Permit	SAME
Care home, child	Zoning permit	Zoning permit	DELETED	N/A
Care, group facility	Special Use Permit	Special Use Permit	DELETED	N/A
Cemetery	Special Use permit	Special Use permit	Special Use Permit	SAME
Church, mosque	Zoning permit	Zoning permit	Zoning Permit	SAME
Cluster Residential Development	Special Use Perit	Special Use Permit	Special Use Permit	Different requirements, same general concept
Community facility	Zoning permit	Zoning permit	DELETED (related definition)	MORE RESTRICTIVE
Drive in restaurant	Not allowed	Not allowed	Not allowed	SAME
Dwelling, multi- family	Not allowed	Not allowed	Not allowed	SAME
Dwelling, one- family detached	Zoning permit	Zoning permit	Zoning permit	SAME
Dwelling, two- family	Zoning permit	Zoning permit	Zoning Permit	SAME
Equipment service & rent	Not allowed	Not allowed	Not allowed	SAME
Essential Services	Special Use Permit	Special Use Permit	Special Use Permit	SAME
Excavation	Special Use Permit	Not allowed	Special Use Permit	SAME
Farm Equipment Sales	Not allowed	Not allowed	Zoning permit	
Farm Labor Housing	Special Use permit	Special Use permit	Special Use Permit	SAME
Farm Market	Not allowed	Special Use Permit	Special Use Permit	SAME
Feed lot operation	Zoning Permit	Not allowed	DELETED	MORE RESTRICTIVE
Fence	Zoning Permit	Zoning Permit	Zoning permit	SAME
Funeral home	Not allowed	Not allowed	Not allowed	SAME
Gas station	Not allowed	Not allowed	Not allowed	SAME



Gas station with retail	Not allowed	Not allowed	Not allowed	SAME
Golf course	Special Use Permit	Special Use Permit	Special Use Permit	SAME
Government office Gov't building	Not allowed	Not allowed	Zoning Permit (Gov't buildings)	LESS RESTRICTIVE
Greenhouse plant nursery	Zoning Permit	Special Use Permit	Zoning Permit	LESS RESTRICTIVE
Grocery store	Not allowed	Not allowed	Not allowed	SAME
Health club	Not allowed	Not allowed	Not allowed	SAME
Home-based Business	Special Use Permit	Special Use Permit	Special Use Permit (Home Business)	SAME
Home Occupation, major	Zoning Permit with site plan review	Zoning Permit with site plan review	Zoning Permit	SAME
Home occupation, minor	No permit required	No permit required	DELETED (merged)	
Horse farm	Special Use Permit	Special Use Permit	Special Use Permit	SAME
Hospital	Not allowed	Special Use Permit	Zoning Permit	LESS RESTRICTIVE
Hotel, motel	Not allowed	Special Use Permit	Not allowed	MORE RESRICTIVE
Hunting & fishing club	Special Use Permit	Special Use Permit	Special Use Permit	SAME
Ice rink, commercial	Not allowed	Special Use Permit	Special Use Permit (Outdoor Recreation)	SAME
Kennels, Com'l & private	Special Use Permit	Special Use Permit	Special Use Permit (Com'l kennels)	SAME
Lab, research	Not allowed	Not allowed	Not allowed	SAME
Lumber yard	Special Use Permit	Not allowed	Not allowed	SAME
Manufacturing, custom	Not allowed	Not allowed	Not allowed	SAME
Manufacturing, light	Not allowed	Not allowed	Not allowed (except as home business)	SAME
Manufacturing, medium	Not allowed	Not allowed	Not allowed	SAME
Meat market	Not allowed	Not allowed	Not allowed	SAME

Medical care facility	Not allowed	Special Use Permit	Not allowed	MORE RESTRICTIVE
Mobile Home Park	Special Use Permit	Special Use Permit	DELETED	MORE RESTRICTIVE
Motor Vehicle race track	Special Use Permit	Not allowed	Not allowed	MORE RESRICTIVE
Motor vehicle Repair, service	Special Use Permit	Special Use Permit	Not allowed	MORE RESTRICTIVE
Motor vehicle sales	Not allowed	Not allowed	Not allowed	SAME
Nursing home	Not allowed	Special Use Permit	Zoning Permit	LESS RESTRICTIVE
Office, admin	Not allowed	Not allowed	DELETED	LESS RESTRICTIVE
Office, contractor	Special Use Permit	Special Use Permit	DELETED	LESS RESTRICTIVE
Office, med, dental	Not allowed	Not allowed	Not allowed	SAME
Office, professional	Special Use Permit	Special Use Permit	Not allowed	MORE RESTRICTIVE
Outdoor Recreation & Amusement establishments	Special Use Permit	Special Use Permit	Special Use Permit	SAME
Outdoor storage, & mini storage	Special Use Permit	Not allowed	Not allowed	MORE RESTRICTIVE
Outdoor storage of junk	Not allowed	Not allowed	DELETED	LESS RESTRICTIVE
Park, private	Special Use Permit	Special Use Permit	Zoning permit (semi-public park)	LESS RESTRICTIVE
Park, public	Zoning permit	Zoning permit	Zoning permit	SAME
Parking lot & garage	Not allowed	Not allowed	Not allowed	SAME
Personal service shop	Special Use Permit	Special Use Permit	DELETED	N/A
Planned Residential Development	Special Use Permit	Special Use Permit	DELETED (merged)	MORE RESTRICTIVE
Pond	Special Use Permit	Special Use Permit	Zoning permit	LESS RESTRICTIVE
Printing and photo copy	Special Use Permit	Special Use Permit	Not Allowed	MORE RESTRICTIVE
Public safety facility	Zoning permit	Zoning permit	Zoning permit	SAME



Recreational vehicle	Zoning permit after 96 hours	Zoning permit after 96 hours	Camping permit (on vacant lot)	LESS RESTRICTIVE
Restaurant	Not allowed	Not allowed	Not allowed	SAME
Retail store, quick stop, no gas	Not allowed	Not allowed	Special Use Permit (Convenience Store)	LESS RESTRICTIVE
Satellite Dish Antenna	No permit required for smaller than 1 meter	No permit required for smaller than 1 meter	DELETED	LESS RESTRICTIVE
School, pre-	Special Use Permit	Special Use Permit	Zoning Permit	LESS RESTRICTIVE
School, private	Not allowed	Zoning permit	Zoning Permit	SAME
School, public	Not allowed	Zoning permit	Zoning Permit	SAME
School, trade	Not allowed	Not allowed	Not allowed	SAME
Shopping Center	Not allowed	Not allowed	Not allowed	Same
Signs	Zoning Permit except for prohibited and exempt	Zoning Permit except for prohibited and exempt	Zoning permit except for prohibited and exempt	SAME
Slaughter-house	Special use Permit	Not allowed	DELETED	MORE RESTRICTIVE
Social club or lodge	Special Use Permit	Special Use Permit	Special Use Permit (Civic and social clubs)	SAME
Stable, riding academy	Special Use Permit	Special Use Permit	Special Use Permit	SAME
Storage, outdoor & mini	Special use permit	Not allowed	Not allowed	More restrictive
Stripping top soil	Not allowed	Not allowed	Not allowed	SAME
Studio, perf. arts	Not allowed	Not allowed	Not allowed	SAME
Subdivision	Special Use Permit	Special Use Permit	Special Use Permit (now called Cluster Development)	SAME
Swimming pool	Zoning permit	Zoning permit	Zoning permit	SAME
Telecom facility, tower	Special Use Permit Ref to Local Law	Special Use Permit Ref to Local Law	Special Use Permit Ref to Local Law	SAME
Terminal, truck	Not allowed	Not allowed	Not allowed	SAME

Theater, perf arts	Not allowed	Not allowed	Not allowed	SAME
Utility, major (Public Utility)	Special Use Permit	Not allowed	Special Use Permit (CEPCS) Ref to Local Law (CEPCS)	SAME
Utility, minor	Zoning permit	Zoning permit	Special Use Permit (Public Utilities)	MORE RESTRICTIVE
Veterinary hospital	Special Use Permit	Not allowed	Special Use Permit	SAME
Video rental	Not allowed	Not allowed	Not allowed	SAME
Warehouse, small	Not allowed	Not allowed	Not allowed	SAME
Warehouse, large	Not allowed	Not allowed	Not allowed	SAME
Wholesale sales	Not allowed	Not allowed	Not allowed	SAME
Wind energy	Special Use Permit	Special Use Permit	Special Use Permit (2003 law)	SAME
			<b>PROPOSED LAW ONLY</b>	
			Dwelling, single family, farm	Zoning permit
			Adult Day Care Facility	Special Use Permit
			Archery courses	Special Use Permit
			Boating facilities	Special Use Permit
			Camping Unit	Camping permit if on vacant lot
			Farm and Garden Supplies	Zoning permit
			Farm Buildings	Zoning permit
			Fish hatcheries	Zoning permit
			Fishing facilities	Zoning permit
			Fishing reserves	Zoning permit
			Game farms	Zoning permit
			Hunting reserves	Special Use Permit
			Individual campsites	Special Use Permit
			Manufactured Home	Zoning Permit
			Mining	Special Use Permit
			Nurseries	Zoning permit
			Off-Street Loading	Area & Num. only
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			Nurseries	Zoning permit
			Off-Street Loading	Area & Num. only
			Off-Street Parking	Area & Num. only



			Orchards	Zoning permit
			Picnic groves	Special Use Permit
			Public and Semi-Public uses	Zoning Permit
			Residential & Working Farm Energy System	Ref to local law
			Rifle ranges	Special Use Permit
			Swimming facilities	Special Use Permit
			Tennis Courts	Special Use Permit
			Trap and skeet facilities	Special Use Permit
			Vineyards	Zoning permit