

Section 44 - General Zoning District Provisions

Subdivision

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44.01 ESTABLISHMENT OF DISTRICTS

In order to classify, regulate, and restrict the location of trade and industry and the location of buildings designated for specific uses, to protect residential uses, to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and limit the intensity of the use of lot areas, and to regulate and determine the areas of yards, recreation and open space within and surrounding such buildings, St. Augusta is hereby divided into the following zoning districts.

- A. Rural Character Districts:
 - 1. A-1, General Agricultural District.
 - 2. R-R, Rural Residential District

- B. Residential Districts:
 - 1. R-1, Single Family Residential District
 - 2. R-2, Medium Density Residential District

- C. Commercial Districts:
 - 1. B-1, Neighborhood Commercial District
 - 2. B-2, Highway Commercial District

- D. Industrial Districts:
 - 1. I-1, Industrial District

- E. Special Districts
 - 1. P/I, Public/Institutional District
 - 2. PUD, Planned Unit Development District
 - 3. S, Shoreland Overlay District

44.02 ZONING DISTRICT BOUNDARIES

Zoning district boundary lines established by this Ordinance generally follow lot lines, the centerlines of railroad right-of-way lines, street rights-of-way, water courses, or the corporate limit lines, all as they exist upon the effective date of this Ordinance.

- A. Appeals concerning the exact location of a zoning district boundary line shall be heard by the City Council serving as the Board of Adjustment and Appeals pursuant to Section 8 of this Ordinance.

- B. Whenever any street, alley, or other public way is vacated by official action of the City, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.
- C. All streets, alleys, public ways, and railroad rights-of-way, if not specifically designated, shall be deemed in the same zone as the property in the most restrictive classification immediately abutting upon such alleys, streets, public ways, or railroad rights-of-way. Where the center line of a street, alley, public way, or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.
- D. All areas within the corporate limits of the City that are underwater and not shown as included within any zone shall be subject to all zone regulations that immediately adjoin such water area. If such water area adjoins two or more zones, the boundaries of each zone shall be construed to be extended into the water area in a straight line until they meet the other district at the halfway point and/or to the corporation limits.

44.03 ZONING MAP

The location and boundaries of the districts established by this text are hereby set forth on the Zoning Map entitled "Zoning Map of St. Augusta." Said map shall be on file with the Zoning Administrator and hereinafter referred to as the "Zoning Map." Said map and all the notations, references, and other information shown thereon shall have the same force and effect as if fully set forth herein and thereby made a part of this Ordinance by reference.

44.04 TABLE OF USES

The following permitted, conditional, and not permitted uses in St. Augusta are hereby set forth in the table below, organized by land use district. Said table and all the notations, references, and other information shown thereon shall have the same force and effect as if fully set forth herein and thereby made a part of this Ordinance by reference.

Key P = Permitted IUP = Interim Use Permit AP = Administrative Permit C = Conditional Use Permit "- " = Not Permitted ¹	Residential			Commercial		Agriculture	Industrial	Public /Institutional
	R-R	R-1	R-2	B-1	B-2	AG-1	I-1	INS
Use Type								
Residential								
Accessory Dwelling Unit	P	P	P	-	-	-	-	-
Home-Based Occupation	P	P	P	-	-	P	-	-

¹ *Any uses not listed that are similar to uses contained in this table will be processed in the manner deemed most fitting by the Zoning Official.

Key P = Permitted IUP = Interim Use Permit AP = Administrative Permit C = Conditional Use Permit “-” = Not Permitted ¹	Residential			Commercial		Agriculture	Industrial	Public /Institutional
	Use Type	R-R	R-1	R-2	B-1	B-2	AG-1	I-1
In-home daycare (serving up to 12 persons)	P	P	P	-	-	P	-	-
Manufactured Home Parks	-	C	C	-	-	-	-	-
Multi-family attached (5+ Units)	-	-	P	-	-	-	-	-
Mixed-use building, including residential uses not on the main floor	-	-	C	C	C	-	-	-
Mobile Homes	-	-	-	-	-	IUP	-	-
Model Homes	AP	AP	AP	-	-	-	-	-
Residential facilities (<6 persons)	P	P	P	-	-	P	-	-
Residential facilities (>6 person)	-	-	C	-	-	-	-	-
Short-Term Rentals	P	P	P	-	-	P	-	-
Single Family, Attached Duplex, Triplex and Quadplex	-	C	P	-	-	-	-	-
Single Family, Detached	P	P	P	-	-	P	-	-
Accessory Uses								
Accessory Structure	P	P	P	P	P	P	P	P
Commercial Accessory Structure	-	-	-	C	C	-	C	-
Ground Mounted Solar energy systems and structures.	-	-	-	C	C	IUP	-	-
Personal wireless service towers not attached to a building	C	C	C	C	C	C	C	C
Private recreational vehicles and equipment.	P	P	P	-	-	P	-	-
Private accessory recreational facilities	P	P	P	-	-	P	-	-
Roof Mounted, Building Mounted Solar Energy System	P	P	P	P	P	P	P	P
Temporary Outdoor Storage Containers	P	-	-	-	IUP	P	-	-
Telecommunication towers	-	-	-	C	C	-	C	-
Agricultural Uses								
Agrotourism	-	-	-	-	-	C	-	-
Agricultural building	-	-	-	-	-	P	-	-
Commercial riding stables	-	-	-	-	-	C	-	-
Cropland and pasture (>10 acres)	-	-	-	-	-	P	-	-
Farms/Farmsteads/ Farm animals when a lot is greater than 5 acres in area	IUP	IUP	IUP	-	-	P	-	-
Feedlots	-	-	-	-	-	C	-	-

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	Use Type	R-R	R-1	R-2	B-1	B-2	AG-1	I-1
Forestry/Tree Farms	-	-	-	-	-	P	-	-
Game Farms/Refuges	-	-	-	-	-	P	-	-
Greenhouses (for growing, landscape gardening)	-	-	-	-	-	P	-	-
Hobby Farms	-	-	-	-	-	P	-	-
Mining / Extractive use	-	-	-	-	-	IUP	-	-
Wildlife Areas	-	-	-	-	-	P	-	-
Commercial Uses								
Animal hospitals, veterinary clinics,	-	-	-	P	P	C	P	-
Kennels						C	C	
Automobile Accessory Store (not including Service)	-	-	-	P	P	-	-	-
Automobile washes (drive-through, mechanical, and self-service),	-	-	-	-	C	-	-	-
Banks, other financial institutions, including drive-up tellers	-	-	-	P	P	-	-	-
Building supply sales within the principal structure	-	-	-	P	P	-	-	-
Cabinet and carpentry shops	-	-	-	-	P	-	-	-
Carpet, rug, and tile stores.	-	-	-	P	P	-	-	-
Commercial daycare facilities	-	-	-	C	C	-	-	P
Commercial laundry facilities	-	-	-	-	P	-	-	-
Commercial storage facilities	-	-	-	-	P	-	P	-
Contractor offices	-	-	-	C	P	IUP	P	-
Convenience Stores with gas, gas stations	-	-	-	C	C	-	-	-
Entertainment Venue (indoor/outdoor)	-	-	-	P	P	C	-	C
Funeral homes, mortuaries	-	-	-	P	P	-	-	C
Grocery stores, Supermarkets, and convenience stores without gas	-	-	-	P	P	-	-	-
Hotels or motels	-	-	-	C	P	-	-	-
Liquor, on and off-sale.	-	-	-	C	p	-	-	-
Medical, dental, and chiropractic offices and clinics	-	-	-	P	P	-	-	C
Motor vehicle, farm implements, and recreation equipment sales, services, and repair	-	-	-	C	C	C	-	-
Nurseries, greenhouses (commercial)	-	-	-	P	P	P	-	-

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	Residential			Commercial		Agriculture	Industrial	Public /Institutional
Use Type	R-R	R-1	R-2	B-1	B-2	AG-1	I-1	INS
Offices, commercial and professional.	-	-	-	P	P	-	-	-
Restaurants (including the drive-in, convenience, or drive-through type), cafes, on and off-sale liquor.	-	-	-	C	P	-	-	-
Retail Stores/Services				P	P			
Sexually oriented use.	-	-	-			-	C	-
Temporary roadside stands	-	-	-	P	P	P	-	-
Industrial Uses								
Automobile and truck repair – major and minor (including body shops)	-	-	-	P	P	C	P	-
Bakeries, wholesale	-	-	-	-	-	-	P	-
Heavy manufacturing and assembly.	-	-	-	-	C	-	P	-
Light manufacturing and Assembly	-	-	-	-	C	-	P	-
Outdoor service, sales, and rentals	-	-	-	-	C	-	C	-
Outdoor storage	-	-	-	-	C	-	C	-
Radio and television studios	-	-	-	-	C	-	C	-
Research and development laboratories	-	-	-	-	C	-	P	-
Storage, utilization, or manufacture of materials that could decompose by detonation.	-	-	-	-	-	-	C	-
Trade Schools				C	C		P	-
Truck terminal, shop, and yard	-	-	-	C	C	-	P	-
Wholesale showrooms /warehousing	-	-	-	C	C	-	P	-
Waste facilities	-	-	-	-	-	-	C	-
Public/Institutional Uses								
Cemetery	-	-	-	-	-	C	-	C
Church or Places of worship & related buildings	C	-	C	-	-	-	-	P
Community centers	-	-	-	C	C	-	-	C
Correctional facilities and shelters	-	-	-	-	-	-	-	C
Essential Services	P	P	-	P	P	P	-	P
Government & public buildings (including utility buildings and structures)	C	C	C	C	C	C	C	P
Hospitals and similar institutions	-	-	-	-	-	-	-	C

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	R-R	R-1	R-2	B-1	B-2	AG-1	I-1	INS
Parks and historic sites	P	P	P	-	-	P	-	P
Social services or other non-directly related worship-type activities	-	-	-	-	-	-	-	C
Schools, Colleges, seminaries, and other institutions of education	-			C	C	-	-	P

44.05 USES NOT LISTED IN THE TABLE OF USES

Whenever in any zoning district, a use is neither specifically permitted nor denied, the use shall be subject to the judgment of the city administrator.