

ARTICLE 4

ZONING DISTRICT REGULATIONS

4.1 Purpose

Zoning Districts are established in the Zoning Regulations to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

4.2 Establishment of Districts

The following base districts and overlay districts are hereby established. These districts correspond to the Land Use Districts established by the Valentine Comprehensive Plan.

**BASE ZONING
DISTRICTS**

DISTRICT NAMES

TA	Transitional Agricultural District
R-1	Low-Density Residential District
R-2	Medium-Density Residential District
R-3	High-Density Residential District
R-MH	Mobile Home Residential District
C-1	Highway Commercial District
C-2	Business District
I-1	Limited Industrial District
I-2	General Industrial District

OVERLAY AND SPECIAL DISTRICTS

PUD	Planned Unit Development Overlay District
AV	Aviation Overlay District

4.3 Application of Districts

A base district designation shall apply to each lot or site within the city and its planning jurisdiction. A site must be in one base district.

Overlay and special districts may be applied to any lot or site or any portion thereof, in addition to a base district designation.

4.4 Hierarchy

References in the Zoning Ordinance to less intensive or more intensively urbanized districts shall be deemed to refer to those agricultural, residential, commercial, and industrial base zoning

Table 4.1: Use Matrix: Agricultural and Residential Types (TA through I-2 Districts)

Use Types	TA	R-1	R-2	R-3	R-MH	C-1	C-2	I-1	I-2
Agricultural Uses									
Horticulture	P	P				P		P	P
Crop Production**	P	P	P	P	P	P	P	P	P
Animal Production**	P					E			
Livestock Sales	S							S	S
Residential Uses									
Single-Family Detached**	P	P	P	P	E	E	E		
Single-Family Attached**	P	P	P	P	E	E	E		
Duplex	P	P	P	P	E	E	E		
Townhouse		P	P	P			E		
Multiple-Family			P	P		S	E		
Downtown Residential							P		
Group Residential **			P	P					
Mobile Home Park **					P				
Retirement Residential		E	P	P					

P Permitted by right or by right subject to supplemental regulations

S Permitted by Special Use Permit (Section 19.17)

E Permitted by right if lawfully existing on the effective date of this Ordinance

Blank Use not permitted in zoning district

****** Subject to Supplemental Regulations

Table 4.2: Use Matrix: Civic Use Types (TA through I-2 Districts)

Use Types	TA	R-1	R-2	R-3	R-MH	C-1	C-2	I-1	I-2
Civic Uses									
Administration	P	S	S	S	S	P	P	S	S
Cemetery	P								
Clubs (Recreational) **						P	P	P	P
Clubs (Social) **						P	P	P	P
College/University	P					P	P	P	P
Convalescent Services		E		P		S			
Cultural Services	P	S	S	S	S	P	P	P	P
Day Care (Limited)	P	P	P	P		P			
Day Care (General) **	S	S	S	S		P			
Detention Facilities	S					S	S	S	S
Emergency Residential			S	S					
Group Care Facility **	S			S		S	S	S	S
Group Home **				S		S	S		
Guidance Services				S		P	P		
Health Care						P			
Hospitals	S	S	S			P			
Maintenance Facility	P							P	P
Park and Recreation	S	P	P	P	P	S	S	S	S
Postal Facilities	P					P	P	P	P
Primary Education	P	P	P	P	P				
Public Assembly	P					P	P	P	P
Religious Assembly	P	P	P	P	P	S	S	S	S
Safety Services	P					P	P	P	P
Secondary Educ	P	P	P	P	P	P			
Utilities	P	P	P	P	P	P	P	P	P

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****** Subject to Supplemental Regulations

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Table 4.3: Use Matrix: Office Use Types (TA through I-2 Districts)

Use Types	TA	R-1	R-2	R-3	R-MH	C-1	C-2	I-1	I-2
Office Uses									
General Offices				S		P	P	P	P
Financial Services				S		P	P	P	P
Medical Offices		S	S	S		P	P	P	P

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- S** Permitted by Special Use Permit (Section 19.17)
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Table 4.4: Use Matrix: Commercial Use Types (TA through I-2 Districts)

Use Types	TA	R-1	R-2	R-3	R-MH	C-1	C-2	I-1	I-2
Commercial Uses									
Adult Entertainment **									S
Ag Sales/Service **	P					S		P	P
Auto Auction Lots								P	P
Auto Rental/Sales						P		P	P
Auto Services **						P		P	P
Body Repair **						S		P	P
Equip Rental/Sales						S		P	P
Equipment Repair **						P		P	P
Bed and Breakfast **	P	S	P	P					
Business Support Services						P	P	P	P
Business/Trade School						P	P	P	P
Campground **	P								
Commercial Rec (Controlled Impact)						P	P	P	P
Commercial Rec (High Impact)	S								
Communication Service						S	S	S	S
Construction Sale/Service **								P	P
Consumer Service						P	P	P	P
Convenience Storage **								P	P
Food Sales (Convenience)						P	S	P	P
Food Sales (Limited)						P	P	P	P
Food Sales (General)						P	S		

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Table 4.4 (continued): Use Matrix: Commercial Use Types (TA through I-2 Districts)

Valentine Zoning Ordinance

Use Types	TA	R-1	R-2	R-3	R-MH	C-1	C-2	I-1	I-2
Commercial Uses									
Funeral Service	S	S	S			P	P	P	P
Gaming Facilities									
Kennels **	S						S	S	S
Laundry Services						P	P	P	P
Liquor Sales						P	P	P	P
Lodging						P	P	P	P
Pawnshop						S	S		
Personal Improvement						P	P	P	P
Personal Services						P	P	P	P
Pet Services						P	P	P	P
RV Storage **								S	S
Research Services						P	P	P	P
Restaurants (Drive-in)						P		P	P
Restaurants (General)						P	P	P	
Retail Services (Limited)						P	P	P	P
Retail Services (Medium)						P	S	S	S
Retail Services (Large)						P		S	S
Stables	P								
Surplus Sales						S		S	S
Taverns						P	P		
Trade Services								P	P
Travel Centers**						P	P	P	P
Truck Stops**						P		P	P
Vehicle Storage (Short-term)								P	P
Veterinary Services (General)	P					P	S	S	S
Veterinary Services (Large Animal)	P							S	S

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****** Subject to Supplemental Regulations

Table 4.5: Use Matrix: Parking and Transportation Use Types (TA through I-2 Districts)

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Use Types	TA	R-1	R-2	R-3	R-MH	C-1	C-2	I-1	I-2
Parking Uses									
Off-Street Parking						S	S	S	S
Parking Structure						S	S	S	S
Transportation Uses									
Aviation (General)	S	S						S	S
Aviation (Private)	S	S						S	S
Railroad Facilities	S					P		P	P
Truck Terminal								P	P
Transportation Terminal						P		P	P

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Table 4.6: Use Matrix: Industrial Use Types (TA through I-2 Districts)

Use Types	TA	R-1	R-2	R-3	R-MH	C-1	C-2	I-1	I-2
Industrial Uses									
Agricultural Industry	P							S	P
Construction Yards								S	P
Custom Manufacturing						S		P	P
Light Industry								P	P
General Industry								S	P
Heavy Industry									P
Recycling Collection								S	P
Recycling Processing									P
Resource Extraction **									P
Salvage Services **									S
Vehicle Storage (Long-term) **								P	P
Warehousing (Enclosed)								P	P
Warehousing (Open)								S	P
Miscellaneous Uses									
Amateur Radio Tower	P	P	P	P	P	P		P	P
Communications Tower**	P		P	P		P		P	P
Construction Batch Plant								S	P
Landfill (Non-Putrescible) **	S								S
Landfill (Putrescible) **	S								S
WECS**	P	S						P	P

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