

EXHIBIT A

Permitted Use	Special Provisions	District																
	Special Conditions	A-1	RE1	R1	R1S	R2	R3	R M H	LFR			C1	C2	C3	C4	I1	I2	
									CAT 1	CAT 2	CAT 3							
Accessory Use, incidental to those listed		X	X	X	X	X	X	X	X	X	R	R	X	X	X	X	X	X
Agriculture: farming, dairying, horticulture, animal & poultry, husbandry, excluding the Feeding or offal or garbage		X																
Airport		X														X	X	
Ambulance Service														X	X			
Animal Boarding	5-12-1													X				
Animal Grooming	5-12-1											X	X	X				
Animal Hospital	5-12-1& 2													X				
Antique Shop												X	X	X				
Appliance Retail, Service												X	X	X				
Art Gallery/Studio												X	X	X	X			
Artist supplies & hobby shop												X	X	X				
Assisted Living							X		X	R				X	X			
Automobile Parts, Accessory Sales												X	X	X				
Automobile Rental														X				
Automobile Sales/Service, new and used (includes auto painting)														X				
Automobile Service Station	5-12-2											X		X				
Automotive Wash												X		X				
Automobile, Salvage	5-12-6															X	X	
Bait/Tackle Shop									X	R		X	X	X				
Bakery Shop, Retail												X	X	X	X			
Banks, Financial institutions												X	X	X	X			
Barber, Beauty Shops	5-2											X	X	X	X			
Bed & Breakfast Establishment									X	R				X				
Billard/Pool Hall												X	X	X				
Blacksmiths & welding shops																X	X	
Boarding/Rooming House						R	R											
Bookstore												X	X	X	X			
Bottling Works																X	X	

Permitted Use Table - 1

EXHIBIT A

Permitted Use	Special Provisions	District															
		A-1	RE1	R1	R1S	R2	R3	R M H	LFR			C1	C2	C3	C4	I1	I2
									CAT 1	CAT 2	CAT 3						
Bowling Alley														X			
Building Materials Sales														X	X	X	
Bulk Fuel Sales	5-9, 5-12														X	X	
Canning, preserving factory	5-9														X	X	
Catering Establishment											X	X	X				
Cemetery, Human or Animal	5-12	X															
Childcare Facility, Commercial	5-12										X		X				
Childcare Facility, Residential	5-12		R	R	R	R	R	R									
Childcare Home, Large/Family	5-12		R	R	R	R	R	R									
Children’s Shelter	5-12		R	R	R	R	R	R									
Church/Place of Worship	5-12	X	X	X	X	X	X	X	X	R	R	R	R	R			
Civic Organization											X	X	X				
Clothing, wearing apparel store									X	R	X	X	X				
Communication Tower/Antenna	5-9	X									R	R	R	R	X	X	
Compounding, processing, Blending chemical products, not including explosives	5-9														X	X	
Concrete/Asphalt Plant (Permanent)	5-9															X	
Concrete/Asphalt Plant (Temp)													R	R			
Convenience/Grocery Store, w/o gas									X	R	X	X	X				
Convenience/Grocery Store, with gas									R		X	X	X				
Country Club, Public or Private		X	X						X	R	R		X				
Distribution Center	5-9														X	X	
Drive-in theater	5-12-9	R											X				
Dwelling, Downtown												X					
Dwelling, Duplex (two-family)						X	X		X	R							
Dwelling, Mobile Home	5-6							X									
Dwelling, Manufactured Home	5-6							X									
Dwelling, Multi-Family							X		X	R							
Dwelling, Single family		X	X	X	X	X	X	X	X	R							

Permitted Use Table - 2

EXHIBIT A

Permitted Use	Special Provisions	District															
		A-1	RE1	R1	R1S	R2	R3	R M H	LFR			C1	C2	C3	C4	I1	I2
									CAT 1	CAT 2	CAT 3						
Dwelling, Townhouse/Zero-Lot Line Patio Homes						X			X	R							
Feed/Grain Store													X		X	X	
Florist Shop											X	X	X	X			
Funeral Home													X				
Fraternal Org, Lodge, Civic Club or Union											X	X					
Furniture/Appliance Store											X	X	X				
Furniture Repair/Upholstery											X	X	X				
Garden Center/Shop											X		X				
Golf Cart Sales/Service									X				R		X		
Golf Course, excluding driving range, pitch & putt, miniature		X	X	X	X	X	X		X	R	R						
Golf Course, miniature or Driving range		X							X	R	R			X			
Hardware Store											X	X	X				
Health Fitness Club											X	X	X	X			
Heating/Plumbing Sales/Service											X	X	X				
Heavy Machinery, Rental Sales & Service, New and Used	5-9												X		X	X	
Home Occupations	5-2	X	X	X	X	X	X	X	X	R							
Hotel, Motel									X	R			X				
Household Appliance Service											X	X	X				
Industrial Use, Production, Manufacturing not otherwise listed	5-9														R	X	
Interior Decorating Store											X	X	X				
Kennel	5-12-1	X											X				
Laundromat & Dry Cleaning									X	R	X	X	X				
Liquor Store									X	R	X	X	X				

Permitted Use Table - 3

EXHIBIT A

Permitted Use	Special Provisions	District															
		A-1	RE1	R1	R1S	R2	R3	R M H	LFR			C1	C2	C3	C4	I1	I2
									CAT 1	CAT 2	CAT 3						
Machine Shops, Tool & Dye Shops, Metal Products Manufacture, Excluding use of automatic screw machines, drop forges or riveting machines	5-9															X	X
Mail Order House	5-9											X	X	X	X		
Manufactured Home Park	5-6							X									
Manufactured Home Sales													X		X	X	
Manufacturing & Assembling - textiles, foods & other products excluding raw materials processing; includes brewing, distilling, rectifying, manufacturing, bottling and packaging of alcoholic beverages.	5-9															X	X
Manufacturing – fabricating, assembling, repairing, storing, cleaning, servicing or testing	5-9															X	X
Marina									X	R							
Massage Establishment (Therapeutic)												X	X	X	X		
Meat Market												X	X	X	X		
Medical Facilities														X	X		
Medical Marijuana Dispensary	City Code Part 18, Chp 1													X			
Medical Marijuana Grower	City Code Part 18, Chp 1															X	X
Medical Marijuana Laboratory	City Code Part 18, Chp 1															X	X
Medical Marijuana Processor	City Code Part 18, Chp 1															X	X
Medical Marijuana Transporter	City Code Part 18, Chp 1															X	X

Permitted Use Table - 4

EXHIBIT A

Permitted Use	Special Provisions	District															
		A-1	RE1	R1	R1S	R2	R3	R M H	LFR			C1	C2	C3	C4	I1	I2
									CAT 1	CAT 2	CAT 3						
Medical Marijuana Qualified Patient Licensee growing Medical Marijuana for personal use in their residence	City Code Part 18, Chp 1	X	X	X	X	X	X	X	X	R			X				
Monument Stone Cutting	5-9														X	X	
Motor Freight Company	5-9														X	X	
Music, Radio, Television Shop and Repair												X	X	X			
Night Club	ABLE													X			
Nursery, Plant excludes retail		X												R	X	X	
Office/Professional Center												X	X	X	X		
Office Warehouse	5-9													X	X	X	
Outdoor Sales/Display												X	X	X	X	X	
Outdoor Storage (Accessory Use)	5-9, 5-12.14													X	X	X	
Paint Shop (Commercial-not automotive related)														X	X	X	
Parking Lot/Structure (Commercial)	5-3											X	X	X	X	X	
Parks, Playgrounds Private or Public		X	X	X	X	X	X	X	X	X	R	X	X	X	X		
Pawn Shop												X	X	X			
Pet/Animal Grooming Shop	5-2	X										X	X	X			
Pet Store												X	X	X			
Petroleum Distribution	5-9, 5-12															X	
Pharmacy												X	X	X	X		
Printing Shops												X	X	X			
Printing and Binding Plants	5-9														X	X	
Processing, meat & vegetable products	5-9														X	X	
Produce Stand/ Farmers' Market	Part 9-Chp 6 City Codes	X										X	X	X			
Propane Sales	5-9, 5-12													X	X	X	
Public Garage or Parking	5-3											X	X	X	X	X	
Public Buildings	5-12-9	X							X	R	R	X	X	X			
Recreation Center, community	5-12-10								X	R	R	X	X	X			
Recreation Center, private									X	R		X	X	X			
Recreational Vehicle Park	5-5							X	X					X			

Permitted Use Table - 5

EXHIBIT A

Permitted Use	Special Provisions	District															
		A-1	RE1	R1	R1S	R2	R3	R M H	LFR			C1	C2	C3	C4	I1	I2
									CAT 1	CAT 2	CAT 3						
Recreational Vehicle Sales									X					X		X	
Research Laboratories	5-9															X	X
Resort	5-5								X	R	R			X			
Restaurants, service in autos													X	X			
Restaurants, no service in autos									X	R		X	X	X	X		
Retail Sales/Service not otherwise listed									R	R		R	R	X	R		
Retirement Community			X	X			X		X	R							
Roller Skating Rink													X				
Senior Housing-Assisted, Independent			X	X	X	X	X		X				X				
Sexually Oriented Business																R	R
Ship Store									X	R	R			X			
Shipping Container Hub	5-4								X					X			
Shopping Center												R	R	X			
Small Engine Repair														X		X	X
Sporting Goods Store									X	R		X	X	X			
Stable		X															
Stock Broker/Financial Advisor												X	X	X	X		
Storage, Wholesale Warehouse	5-9, 5-12.14															X	X
Studio, Dance, Photography, etc												X	X	X	X		
Studio, Radio/Television												X	X	X	X		
Studio, Tattoo/Body Piercing														X			
Swimming Pool, Private/Public	City Code Part 5, Chp 13	X	X	X	X	X	X	X	X	R	R			X			
Tavern												X	X	X			
Tele-marketing Center												X	X	X	X	X	
Temporary Building (Construction Phase Only)		X	X	X	X	X	X	X	X	R	R	X	X	X	X	X	X
Tiny Homes on Wheels	5-4							X									
Tiny Homes Built On-Site	5-4	X	X	X	X	X	X										
Truck Stop																X	X
Theater	5-12-9												X	X			
Tire Dealer														X		X	X
Truck Terminal																X	X
Vacation Rental Home	5-13	X	X	X	X	X	X	X	X	X							

Permitted Use Table - 6

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		A-1	RE1	R1	R1S	R2	R3	R M H	LFR			C1	C2	C3	C4	I1	I2	
									CAT 1	CAT 2	CAT 3							
Veterinarian Clinic	5-12-1	X													X		X	X
Warehouse Distribution, Warehouse Mini Storage Warehouse, Recreational Vehicle and Watercraft Storage Warehouse, Storage and Wholesale																	X	X
Water Park, Private/Public									X	R	R							
Water Treatment System	Public Only										X							
Water Withdrawal/Discharge	Public Only										X							
Watercraft Repair									X					X		X	X	
Watercraft Sales/Rental									X	R				X				
Watercraft Salvage	5-12.6															X	X	
Watercraft Storage, Open or Enclosed																X	X	
Wholesale Distributing Center																X	X	
Winery – With Retail Sales		X							X	R		R	R	R	R	X	X	
Winery – Without Retail Sales		X							X	R						X	X	

NOTES: None of the listed uses shall be permitted in the “FD” zone as shown on the Zoning Map except as provided in Section 5-11 of these regulations. X = Use Permitted; SP = Special Permit required; R = Use permitted only upon review and approval of the Grove Planning & Zoning Commission.

Permitted Use Table - 7