

Albia Land Use Matrix										
Use Category	Definition Section 2 for complete description	Specific Use Type	Zoning Districts							I-1
			A-1	R-1	R-2	R-3	MH	B-1	B-2	
Household Living	Residential occupancy of a dwelling unit by a "household"	Single-Family Residence	P	P	P	P	P	-	--	-
		Primitive Residence Unimproved Cabin	P	-	-	-	-	-	--	-
		Bed and Breakfast Home	P	C	C	C	-	-	--	-
		Bed and Breakfast Inn	C	C	C	C	-	P	--	-
		Duplex	-	P	P	P	C	-	--	-
		Sport's Man Cabin	P	P	P	P	C	-	--	-
		Primary Accessory Building	P	P	P	P	-	-	--	-
		Temporary Accessory Dwelling. See Section	P	P	P	P	C	C	--	C
Group Living	Residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"	Assisted Living Facility	-	C	C	C	-	C	--	-
		Residential Treatment Facility	-	C	C	C	-	C	--	-
		Group Home (8 or fewer residents)	-	C	C	C	-	-	--	-
		Boarding (8 or fewer residents)	C	C	C	C	-	P	--	-
Home Industry	Home based businesses that do not comply with the standards for home occupations.	Home Industry See	P	P	C	C	C	-	--	-
Home Occupation	A secondary use carried on by a member of the family residing on the premises and which is conducted entirely within the residence where there is no evidence of such occupation being conducted on the premises by virtue of storage, displays, excessive noise, odors, or electrical disturbances. Customer parking must be provided inconspicuously on the premises. No sign is permitted. One (1) name plate meeting the following requirements is permitted:	Home Occupation	P	P	P	P	P	-	--	-

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<b>Accessory Dwelling</b>	Accessory dwelling for owner on the same parcel/lot	Dwelling for owner, his/her parents, or lineal descendant	P	C	P	P	C	C	--	C
<b>Mixed Use</b>	Any type of residential unit in conjunction with one or more commercial uses.	Commercial and residential uses on the same site.	-	-	-	-	-	P	--	C

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Clubs		Fraternal Lodges, Meeting Hall	C	---	---	---		P	P	P	-
Community Service	uses providing a local service to the community	Community Activity Building All Other Community Service	C	C	C	C		P	P	P	-
Cultural	Establishments that document the social structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries	C	C	C	C		P		P	-
Day Care	care, protection & supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Day Care Center more than 12, client's children or adults	C	C	C	C		C	P	P	C
		Day Care 1-5 clients	P	P	P	P		P	-	---	-
		Day Care 6-12 client's children or adults	C	C	C	C		C	C		C
Detention Facilities	facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories	-	-	-	-		-	C	C	C
		Law Enforcement Rehabilitation Centers	-	-	-	-		-	C	C	C
Health Care Facilities	uses providing medical, dental, or surgical care to patients and alternative medical care	Clinics/Medical/Dental Offices	-	C	C	C		-	P	P	-
		Counseling Centers (non-resident)	-	C	C	C		-	P	P	-
		Hospital/Mental Hospital, Sanitarium, Nursing Home	-	C	C	C		-	P	P	-
		Physical and Mental Rehabilitation (resident)	-	C	C	C		-	P	P	-
		Treatment Facility for Alcohol & Drug Abuse	-	C	C	C		-	P	P	-

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Parks & Open Space	natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery	C	-	--	--	-	-	--	-
		Golf Course	C	C	--	--	-	P	P	-
		Campground, primitive	C	-	--	--	-	-	--	-
		Golf Driving Ranges	C	C	--	--	-	P	P	-
		Parks/Lakes/Reservoirs	P	P	C	C	C	C	C	C
Safety Services	public safety and emergency response services	Fire, Police, EMS, and rescue facilities (excluding training towers and firing ranges)	P	P	P	P	-	P	P	P
	public safety service training	firing range	C	-	--	--	-	C	C	C
		training towers	C	-	--	--	-	C	C	C
Schools	schools at the pre-primary, primary, elementary, middle, junior high, high school level, colleges and vocational schools; other schools of instruction	Boarding School	C	-	C	C	-	C	C	-
		Nursery or Pre-School	C	C	C	C	C	C	C	-
		Dance/Art/Music Schools	-	C	C	C	-	C	C	-
		Elementary Schools	-	C	C	C	-	C	C	-
		Private Schools	C	C	C	C	-	C	C	-
		Secondary Schools	-	C	C	C	-	C	C	-
		All Other Schools	-	C	C	C	-	C	C	-
		Vocational/Technical Schools	P	-	--	--	-	C	C	C
Utility, Basic	infrastructure services that need to be in or near the area where the service is provided	Utility Service Lines and appurtenances	P	P	P	P	P	P	P	P
		Water and Sewage Treatment	C	C	C	C	C	C	C	C
		All Other Utility, Basic Public Water Supply	C	C	C	C	C	C	C	C

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Utility Corridors	Passageways for transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services including transmission lines	Transmission Lines (see definitions)	C	C	C	C	C	C	C	C
		Utility Treatment Production or Service Facilities such as Commercial Electricity Generating Plants and Sewage Treatment	C	C	C	C	-	C	C	P
Entertainment Event, Major	Activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities	-	-	-	-	-	C	C	-
		Outdoor Facilities	C	-	--	--	-	C	C	-
Lodging	hotels, motels and similar establishments	Hotels & Motels, Cabins	C	-	--	--	-	P	P	-
Office	activities conducted in an office setting and generally focusing on business, government, professional or financial services	General Offices	C	-	--	--	-	P	P	P
		Government Offices /Buildings / Facilities	C	-	--	--	-	P	P	P
Parking, Commercial	Parking that is not necessary to a specific use for which fees may be charged		-	-	--	--	-	C	C	-

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Recreation & Entertainment	Generally large commercial uses that provide continuous recreation or entertainment-oriented activities	Adult Uses	C	--	--	--	--	--	C	C
		Amusement Park	-	-	--	--	-	P	P	-
		Bowling Alley, Pool Hall, Billiard Parlor	-	-	--	--	-	P	P	-
		Campgrounds & Travel Trailer Park	C	-	--	--	-	C	C	-
		Dance Hall	-	-	--	--	-	P	P	-
		Drive-In Theater	C	-	--	--	-	C	C	-
		Miniature Golf	C	C	C	C	C	P	P	-
		Resort Cabins & Lodges	C	-	--	--	-	P	P	-
		<b>Gun Clubs</b>				--	-			
		Shooting Ranges (indoor)	-	-	--	--	-	C	C	C
		Shooting Ranges (outdoor)	C	-	--	--	-	-	-	-
		Hunting Preserve	C	-	--	--	-	C	C	-
		Swimming Pools	C	C	C	C	C	P	P	-
Theater	-	-	--	--	-	P	P	-		
Retail Sales & Service	the sale of goods and services to the public in relatively small quantities for use or consumption rather than for resale	Alcohol Sales, retail	-	-	--	--	-	P	P	-
		Alcohol Sales, by the drink (primary use), Bar, Tavern	C	-	--	--	-	P	P	-
		Alcohol Sales, in restaurant	C	--	--	--	-	P	P	-
		Antique & Art Shops	C	--	--	--	-	P	P	-
		Book, Candle Gift Shops	C	--	--	--	-	P	P	-
		Blacksmith	C	--	--	--	-	P	P	P
		Welding Shop	C	--	--	--	-	P	P	P
		Clothing	C	--	--	--	-	P	P	P
		Contractors and Trade Shops								
		Indoor operations and storage	-	-	--	--	-	P	P	P

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Retail Sales & Service		Indoor operations and outdoor storage (heavy vehicles)	P	-	--	--	-	P	P	P
		Outdoor storage and operations, equipment storage yard	P	-	--	--	-	P	P	P
		Delivery & Dispatch Services (vehicles on-site)	-	-	--	--	-	P	P	P
		Drive-thru /Drive-in Facility	-	-	--	--	-	P	P	P
		Farm Implement Sales/Service	P	-	--	--	-	P	P	P
		Fertilizer Sales - Outside-open yard fenced	P	-	--	--	-	P	P	P
		<b>Food Service</b>			--	--				
		Sit-down Restaurant	-	-	--	--	-	P	P	-
		Drive-thru Restaurant	-	-	--	--	-	P	P	-
		Drive-In Restaurant	-	-	--	--	-	P	P	-
		Catering – Delivery	P	P	P	P	P	P	P	-
		<b>Grocery</b>			--	--				
		Neighborhoods (less than 50,000 square feet)	-	-	--	--	-	P	P	-
		Big Box (50,000 square feet and larger)	-	-	--	--	-	C	C	-
		Ice Cream, Confectionary, Dairy	-	-	--	--	-	P	P	-
		Landscaping Materials	P	-	--	--	-	P	P	P
		<b>Laundry</b>	-	-	--	--	-	-	-	-
		Self-Service		--	--	--	-	P	P	P
		Cleaning, dyeing	-	-	--	--	-	P	P	P
		Lumberyard	-	-	--	--	-	P	P	P
		Manufactured Building Sales & Service	-	-	--	--	-	P	P	-
		Monument Sales Yard	-	-	--	--	-	P	P	P
		Nursery, Greenhouse	C	-	--	--	-	P	P	P
	Rental Services	-	-	--	--	-	P	P	P	

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		Indoor/Outdoor display / storage	C	--	--	--	--	--	P	P	P
		Repair Services, Appliances	-	-	-	-	--	P	P	P	
		All Other Retail Sales and Service	-	-	-	-	--	C	C	C	
<b>Self-Service Storage</b>	uses providing separate storage areas for individual or business uses	Mini-Warehouse (R-S to include Travel Trailer Storage)	C	C	C	C	C	C	C	C	
<b>Telecommunication</b>	communication over a distance by cable, telegraph, telephone, or broadcasting.	Commercial Microwave, Radio and Television Towers	C	-	-	-	--	C	C	C	
<b>Solar Energy System</b>	Mounted/free standing	Personal and Commercial	P	C	C	C	P	P	P	P	
<b>Wind Energy System</b>	Rated Capacity of 100 kW or less	Personal	P	P	P	P	P	P	P	--	
	Rated Capacity of more than 100 kW	Commercial	C	-	-	-	--	C	C	P	
<b>Vehicle Sales</b>	Means a facility used for the purpose of retail sales of motor vehicles	Auto Dealerships, New, Used	-	-	-	-	--	P	P	--	
<b>Vehicle Service, Limited</b>	direct service to motor vehicles	Auto Mechanical Repair/Service	-	-	-	-	--	P	P	--	
		Body Shop	-	-	-	-	--	P	P	--	
		Car Wash	-	-	-	-	--	P	P	--	
		Gasoline Sales/No Service	-	-	-	-	--	P	P	C	
		Truck Repair	-	-	-	-	--	P	P	P	
		Truck Stop/Travel Plaza	-	-	-	-	--	P	P	P	
<b>Industrial Service, Manufacturing &amp; Production</b>	firms engaged in the repair or servicing of industrial, business or consumer machinery, equipment products or by-products.	Tire Recapping and Storage	-	-	-	-	--	--	--	C	
		Indoor Operations and Storage	P	--	--	--	--	P	P	P	
		Assembly	P	-	-	-	--	P	P	P	
		Food Products: Bottling Works, Wholesale Bakery, Creamery	-	-	-	-	--	--	--	P	
		Other manufacturing /Processing	-	-	-	-	--	C	C	C	

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Industrial Service, Manufacturing & Production (cont'd)		Indoor Operations w/Outdoor Storage	--	--	--	--	--		C	P
		Assembly	-	-	-	-	-	-	C	P
		Builders, contractor's shop and fenced outside storage yard	-	-	-	-	-	-	C	P
		Enameling, Lacquering, Japanning	-	-	-	-	-	-	C	P
		Welding, Metal Work, Machine Shop	-	-	-	-	-	-	C	P
		Other Manufacturing / Processing	-	-	-	-	-	-	C	C
		Outdoor Operations and Storage							C	P
		Assembly	-	-	-	-	-	-	C	C
		Asphalt, Concrete Plant & Products	-	-	-	-	-	C	C	C
		Grain Mills or Processing for Mine Products	C	-	-	-	-	-	C	C
		Other Manufacturing / Processing	-	-	-	-	-	-	C	C
		Chemical and/or Mineral Processing and Storage	C	-	-	-	-	-	C	C
		Bulk Storage of Petroleum Products	C	-	-	-	-	-	C	C
Industrial Service, Manufacturing & Production (cont'd)		Anhydrous Ammonia Storage	C	-	-	-	-	-	C	C
		Cement, Lime Gypsum and Other Similar Materials Manufacture	-	-	-	-	-	-	C	C
		Fat Rendering, Fertilizer or Glue Manufacture	-	-	-	-	-	-	C	C
		Offal or Dead Animal Reduction	-	-	-	-	-	-	C	C

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		Slaughterhouses, Meat Packing and Processing Plants, and Stockyards	-	-	-	-	-	-	-	--	C	
		Sawmill, Planing Mill	C	-	-	-	-	-	-	P	P	
		Printing, Publishing Houses	C	-	-	-	-	-	P	P	P	
		Woodworking, Sheet Metal, Plumbing, Sign Painting Shops	C	-	-	-	-	-	P	P	P	
<b>Industrial Service, Manufacturing &amp; Production</b>	Accessory Dwelling	Dwelling for business use or owner use, living	-	-	-	-	-	-	C	C	C	
<b>Warehouse &amp; Freight Storage, Freight</b>	firms involved in the storage or movement of freight	Frozen Food Lockers	-	-	-	-	-	-	P	P	P	
		Indoor Operations, Storage and Loading	-	-	-	-	-	-	P	P	P	
		Indoor Storage w/Outdoor Loading Docks	-	-	-	-	-	-	C	C	P	
		Outdoor Storage or Loading	-	-	-	-	-	-	C	C	P	
<b>Warehouse &amp; Freight Storage, Freight</b> (cont'd)		Carting, Express Hauling, Truck Terminal	-	-	-	-	-	-	-	--	P	
		Railroad Freight Station	-	-	-	-	-	-	-	--	P	
<b>Waste-Related Use</b>	uses that receive solid or liquid wastes from others, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer	-	-	-	-	-	-	-	--	C	
		Medical/Hazardous Waste Transfer Station	-	-	-	-	-	-	-	--	C	
		Solid Waste Disposal Sites	-	-	-	-	-	-	-	-	--	-
		Salvage Yard	C	-	-	-	-	-	-	-	--	C

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Animals		Small Animal Care/Sales	P	C	--	--	--	P	P	
		Kennel, Indoor	P	C	--	--	C	P	P	P
		Kennel, Outdoor	P	C	--	--	-	C	C	P
		Animal Hospital	P	-	--	--	-	C	C	P
		Large Animal Care/Sales	P	-	--	--	-	C	C	-
Aviation or Surface Passenger Terminal	facilities for the land and take-off of flying vehicles or stations for ground-based vehicles, including loading/unloading areas	Airports/Heliports/Helipads	-	-	--	--	-	C	C	C
		Private Landing Strip	C	-	--	--	-	-	-	-
		Bus/Commuter Stops	C	--	--	--	-	P	P	P
		Bus/Railroad Depot	C	--	--	--	-	P	P	P
		All Other Aviation or Surface Passenger Terminal	C	-	--	--	-	-	-	C
Mining	mining or extraction of mineral or aggregate resources from the ground for off-site use	Extraction of Sand, Gravel, Minerals	C	-	--	--	-	-	-	-
		Quarry	C	-	--	--	-	-	-	-
		Mineral Processing	C	-	--	--	-	-	-	-
Temporary Uses (buildings/facilities)	means all uses of a short-term nature or fixed duration, which do not require permanent construction, and which are approved with a specific time limit	<b>Building</b>								
		Construction Office	C	--	--	--	-	C	C	C
		Trailer/Portable	C	--	--	--	-	C	C	C
		Asphalt/Concrete Mixing Plants	C	-	--	--	-	C	C	-
Transportation	the act or process of moving people or things from one place to another	Railroad r/w and tracks not incl. switching, storage terminal facility freight yard.	P	--	--	--	-	P	P	P
		Railroad switching, storage or terminal facilities and freight yards	C	-	--	--	-	-	-	C

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Agricultural Related	raising, producing, or keeping of plants or animals and related agricultural activities	Agricultural Service Establishments	P	-	-	-	-	P	P	-
		Wholesale Nursery, Garden	P	-	-	-	-	P	P	-
		Roadside Stand (sale of goods produced on premises)	P	-	-	-	-	-	-	-
		Farm Dwelling for Seasonal Employees	P	-	-	-	-	-	-	-
		Grain & Seed Sales	P	-	-	-	-	P	P	-
		<b>Stables</b>								
		Public	P	-	-	-	-	-	-	-
		Private	P	-	-	-	-	-	-	-
		Community Center	P	P	C	C	P	C	C	-

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