

**Table 17-3**  
**City of Huron**  
**Permitted and Conditional Uses**  
**Residential Zones**

	<b>Single-Family Residential/Agricultural</b>	<b>Single-Family /Low Density Residential</b>	<b>Single-Family / Medium Density Residential</b>	<b>Medium/High Density Residential</b>	<b>High Density Multiple Family Residential</b>	<b>High Density Multiple Family Residential, One Story<sup>1</sup></b>	<b>Mobilhome Park</b>	<b>Urban Reserve</b>
<b>MASTER LIST ZONE DISTRICT</b>	<b>R-A</b>	<b>R-1-A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-3-A</b>	<b>MHP</b>	<b>UR</b>
<b>AGRICULTURAL USES</b>								
Domestic Crops for use of the Resident/Occupant	P							P
Farm Out-Buildings	P							P
Nurseries	P							P
Field Crops, Fruit and Nut Trees, all if not sold on property	P							P
Vines, vegetables, greenhouses, horticultural collections, flower and vegetable gardens, all private	P	P	P	P	P	P		P
Livestock on site area not less than 36,000sf, with no more than 4 adult animals and their offspring per 36,000sf	P							P
Produce Stand, Temporary	C <sup>2</sup>							
Sale of agricultural products in a separate structure	C <sup>3</sup>							
Water pump station	C	C		C	C		C	

<sup>1</sup> No dwelling structure may exceed one story or twenty feet in height  
<sup>2</sup> Only for the sale of agricultural products produced on the same site  
<sup>3</sup> Wholesale only

Table 17-3-1



	Single-Family Residential/Agricultural	Single-Family /Low Density Residential	Single-Family / Medium Density Residential	Medium/High Density Residential	High Density Multiple Family Residential	High Density Multiple Family Residential, One Story <sup>1</sup>	MHP	Urban Reserve
MASTER LIST ZONE DISTRICT	R-A	R-1-A	R-1	R-2	R-3	R-3-A	MHP	UR
CHURCHES AND OTHER RELIGIOUS INSTITUTIONS	C	C	C	C	C			
<b>DAYCARE, LICENSED</b>								
10 or fewer children	P	P	P	P	P	P		
11 or more children	C	C	C	C	C	C		
HOME OCCUPATION	P	P	P	P	P	P	P	P
<b>INSTITUTIONAL</b>								
Cemetery, mausoleum or mortuary	C							
Church (See Churches and religious Organizations)	C	C	C	C	C			
Education – Public and Parochial								
- Preschool	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	C <sup>5</sup>	P <sup>6</sup>	P <sup>6</sup>		
- Elementary	C	C	C	C	P	P		
- Junior High School	C	C	C	C	P	P		
- High School	C	C	C	C	P	P		
- College or University	C	C	C	C	P	P		

<sup>4</sup> Not to exceed 10 children

<sup>5</sup> Not to exceed 10 children when lot is occupied by only one dwelling unit

<sup>6</sup> Not to exceed 10 children, on a single-family lot only

Table 17-3-2



	Single-Family Residential/Agricultural	Single-Family /Low Density Residential	Single-Family / Medium Density Residential	Medium/High Density Residential	High Density Multiple Family Residential	High Density Multiple Family Residential, One Story <sup>1</sup>	Mobilhome Park	Urban Reserve
<b>MASTER LIST ZONE DISTRICT</b>	<b>R-A</b>	<b>R-1-A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-3-A</b>	<b>MHP</b>	<b>UR</b>
Education - Private								
- Preschool	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	C <sup>5</sup>	C <sup>6</sup>	C <sup>6</sup>		
- Elementary	C	C	C	C	C	C		
- Junior High School	C	C	C	C	C	C		
- High School	C	C	C	C	C	C		
- College or University	C	C	C	C	C	C		
Funeral chapel				C	C	C		
Hospital				C	C	C		
Library		C						
<b>MEDICAL FACILITIES/SERVICES</b>								
Hospitals, Acute Care (general medical and surgical)				C	C	C		
Sanitariums				C	C	C		
<b>PLANNED UNIT DEVELOPMENTS</b>		C	C	C	C	C		
<b>PUBLIC COMMUNITY SERVICES</b>								
Public Libraries		C	C	C	P	P		
Public Parks/Playgrounds	C		C	C	P	P		
Public Restrooms and Shelters								
Flood control channels, spreading grounds, settling basins, parkways, park drives, and buffers	P							P

Table 17-3-3



	Single-Family Residential/Agricultural	Single-Family /Low Density Residential	Single-Family / Medium Density Residential	Medium/High Density Residential	High Density Multiple Family Residential	High Density Multiple Family Residential, One Story <sup>1</sup>	Mobilhome Park	Urban Reserve
<b>MASTER LIST ZONE DISTRICT</b>	<b>R-A</b>	<b>R-1-A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-3-A</b>	<b>MHP</b>	<b>UR</b>
<b>RECREATION, ENTERTAINMENT AND TOURISM FACILITIES</b>								
Athletic Playing fields	C							
Carnival	P	P	P	P	P	P	P	P
Fairs, Rodeos, and Festival Grounds	C							
Country Club		C	C	C	C	C		
Golf Courses and driving ranges	C	C	C	C	C	C		
Hiking or Equestrian Trail for non-motor driven vehicles	C							
Riding or boarding stables, and pasture areas	C							
Storage for recreational vehicles, motorhomes, travel trailers, truck campers, camping trailers, boats, or boat trailers			P	P	P	P		
Swimming Pools, private	P	P					P	P
Swimming Pools, public	C							
Wildlife Preserves	C							
<b>RESIDENTIAL</b>								
Accessory Structure	P	P	P	P	P	P	P <sup>7</sup>	P
Apartment		P	P	P	P	P	P	
Boarding or Rooming House					P	P		

Table 17-3-4



	Single-Family Residential/Agricultural	Single-Family /Low Density Residential	Single-Family / Medium Density Residential	Medium/High Density Residential	High Density Multiple Family Residential	High Density Multiple Family Residential, One Story <sup>1</sup>	Mobilhome Park	Urban Reserve
<b>MASTER LIST ZONE DISTRICT</b>	<b>R-A</b>	<b>R-1-A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-3-A</b>	<b>MHP</b>	<b>UR</b>
Duplex				P	P	P		
Dwellings, when accessory or incidental to a permitted use	C							
Farm Labor Housing								
-Permanent				P	P			
-Seasonal					P		P	
Group Homes (6 or less)		P	P	P	P	P		
Group Homes (7 or more)		C	C	C	C	C		
Homeless/Transitional Housing	C <sup>7</sup>	C <sup>3</sup>			P	P	P	
Household Pets	P	P	P	P	P	P	P	P
Mobile Home			P <sup>7</sup>				P	
Mobilhome Park			C	C	C	C	P <sup>8</sup>	
Quadruplex				P	P	P		
Retirement or rest home					C	C		
Single Family Dwelling	P	P	P	P	P	P		P
Secondary Dwelling Units	P	P	P	P	P	P		
Triplex				P	P	P		
Temporary subdivision sales office in a model home	P	P						P
Construction materials storage yards within a tract in the process of	P							P

<sup>7</sup> Single-family only, not more than one per lot

<sup>8</sup> Conditional permit required if the park allows overnight or short-term transient occupancy

Table 17-3-5



	Single-Family Residential/Agricultural	Single-Family /Low Density Residential	Single-Family / Medium Density Residential	Medium/High Density Residential	High Density Multiple Family Residential	High Density Multiple Family Residential, One Story <sup>1</sup>	Mobilhome Park	Urban Reserve
<b>MASTER LIST ZONE DISTRICT</b>	<b>R-A</b>	<b>R-1-A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-3-A</b>	<b>MHP</b>	<b>UR</b>
development								
Sign	P	P	P	P	P	P	P	P
Subdivision sign	C	C	C	C	C	C		
Subdivision sign, temporary		P						
<b>TELECOMMUNICATIONS</b>								
Microwave relay station	C							
Telephone booth, temporary or permanent	C	C		C	C	C	P	
<b>UTILITIES AND RESOURCE EXTRACTION</b>								
Storage of petroleum products for use by occupants but not for resale or distribution	P							P
Administrative offices, accessory structures and storage for natural resource extraction or processing uses	P							P
Electrical Distribution Substations	C		C	C	C	C	C	
Elevated Pressure Tanks	C							
Gas regulator Stations	C							
Communications equipment buildings	C							
Public service pumping stations	C							
Removal of Natural Resources	C							

Table 17-3-6



	Single-Family Residential/ Agricultural	Single-Family /Low Density Residential	Single-Family / Medium Density Residential	Medium/High Density Residential	High Density Multiple Family Residential	High Density Multiple Family Residential, One Story <sup>1</sup>	Mobilhome Park	Urban Reserve
<b>MASTER LIST ZONE DISTRICT</b>	<b>R-A</b>	<b>R-1-A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-3-A</b>	<b>MHP</b>	<b>UR</b>
<b>OTHER</b>								
Other uses similar in nature and intensity as determined by the Planning Director	P	P	P	P	P	P	P	P
Other uses similar in nature and intensity as determined by the Planning Director subject the granting of a conditional use permit	C	C	C	C	C	C	C	C

Table 17-3-7