

Van Buren  
Permitted and Conditional Land Use Legend  
Updated: December 2020

| X = Permitted Use<br><br>C = Conditional Use (must be approved by<br>planning commission)   | Residential - 1 | Residential - 2 | Residential - 3 | Residential - 4 | Residential - 5 | Commercial - 1 | Commercial - 2 | Industrial - 1 | Industrial - 2 | Historic District | Open – 0-1 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-------------------|------------|
| Detached one family dwelling  | X               | X               | X               |                 | X               |                |                |                |                |                   | X          |
| Manufactured Homes (See Section 3-B)  |                 |                 |                 |                 | X               |                |                |                |                |                   |            |
| Two family dwellings  |                 | X               | X               |                 |                 |                |                |                |                |                   | C          |
| Multi-family dwellings  |                 |                 | X               |                 |                 |                |                |                |                |                   | C          |
| Churches  | C               | C               | C               |                 |                 | C              | X              | C              | C              | C                 | C          |
| Schools offering a general education course   | X               | X               | X               |                 | X               | C              | C              | C              | C              | C                 |            |
| Library   | X               | X               | X               |                 |                 | C              | C              | C              | C              | C                 |            |
| General purpose farm, garden or nursery   | X               | X               | X               | C               |                 | C              | C              | C              | C              | C                 | X          |
| Private club not conducted for profit   | X               | X               | X               |                 |                 | C              | C              | C              | C              | C                 | C          |
| Municipal recreation or water supply use  | X               | X               | X               | C               |                 | C              | C              | C              | C              | C                 | C          |
| Accessory structures and uses pertinent to the principal structure and use  | X               | X               | X               |                 | X               |                |                |                |                |                   | X          |
| Parks, playgrounds, etc.  | C               | X               | X               | C               | X               | C              | C              | C              | C              | C                 | X          |
| Kindergartens (public or private), day care   | C               | X               | X               | C               | X               | C              | C              | C              | C              | C                 | C          |
| Hospitals, nursing homes, doctor and dental clinics, etc.   |                 | C               | C               | C               | C               | X              | X              | X              | X              | X                 |            |
| Mobile home parks   |                 |                 |                 | X               |                 |                |                |                |                |                   |            |
| Mobile home park accessory and service buildings  |                 |                 |                 | X               |                 |                |                |                |                |                   |            |
| Retail establishments providing goods and services such as grocery, drug, hardware, variety stores and similar uses, and hotels, motor hotels, restaurants  |                 |                 |                 |                 |                 | X              | X              | C              | C              | X                 |            |
| Office and bank buildings and uses  |                 |                 |                 |                 |                 | X              | X              | C              | C              | X                 |            |
| Processing and manufacturing that by reason of operation are not a nuisance in respect to noise, odor, dust, vibration, etc.  |                 |                 |                 |                 |                 | X              | X              | X              | X              | X                 |            |
| Wholesaling and warehousing   |                 |                 |                 |                 |                 | X              | X              | X              | X              | X                 |            |
| Bulk storage and non-combustible materials  |                 |                 |                 |                 |                 | X              | X              | X              | X              | X                 |            |
| Automotive service, repair and storage, provided that wrecked or salvaged vehicles are stored inside a building or are enclosed by a solid fence and not visible to the public from the street or sidewalk                                    |                 |                 |                 |                 |                 | X              | X              | X              | X              | X                 |            |
| The manufacturing, compounding, processing, packaging or assembling of those products that will require the smaller sized, cleaner and more quiet industries and will involve a minimum of noise, dust, odor, or vibrations                   |                 |                 |                 |                 |                 |                | C              | X              | X              | C                 |            |
| The storage of bulk materials that will not endanger the health, safety and general welfare of the people   |                 |                 |                 |                 |                 | C              | C              | X              | X              | C                 |            |
| Retail uses that are accessory to the operation and other essentially similar uses such as animal hospitals, repair shops, transportation terminals, wholesale outlets, farm machinery sales, lumber yards, restaurants, and service stations |                 |                 |                 |                 |                 | C              | C              | X              | X              | C                 |            |
| Single mobile homes on a lot where it may be advantageous to the industrial development of the area provided said lot is at least 40 feet by 90 feet  |                 |                 |                 |                 |                 |                |                | X              | X              |                   |            |

| <p>X = Permitted Use</p> <p>C = Conditional Use (must be approved by planning commission)</p>  | Residential - 1 | Residential - 2 | Residential - 3 | Residential - 4 | Residential - 5 | Commercial - 1 | Commercial - 2 | Industrial - 1 | Industrial - 2 | Historic District | Open – 0-1 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|----------------|----------------|----------------|-------------------|------------|
| The manufacture of heavy, raw products and those operations that are generally objectionable to residential business uses; including animal and poultry slaughter, foundries, saw mills and junk yards |                 |                 |                 |                 |                 |                |                | C              | X              |                   |            |
| Public facilities and utilities  |                 |                 |                 |                 |                 |                |                |                |                |                   | X          |
| Home based business  | C               | C               | C               | C               |                 |                |                |                |                |                   | C          |
| On-site real estate sales office   | C               | C               | C               | C               |                 |                |                |                |                |                   |            |
| Indoor Firing Range  |                 |                 |                 |                 |                 |                | C              | C              | C              |                   |            |
| Single and two-family residences subject to restrictions   |                 |                 |                 |                 |                 |                |                |                |                | X                 |            |
| Recreational Vehicle (RV) Parks  |                 |                 |                 | C               | C               |                | C              |                |                |                   |            |
| Retail Pharmacy  |                 |                 |                 |                 |                 | X              | X              | X              | X              | X                 |            |
| Homeless Shelter/Transitional dwelling   |                 |                 |                 |                 |                 |                | C              | C              | C              |                   |            |
| Mini-Storage Facilities  |                 |                 |                 |                 |                 |                | C              | X              | X              |                   |            |
| Commercial Communication Towers  | C               | C               | C               | C               | C               | C              | X              | X              | X              |                   |            |
| Hogs, Goats, Sheep, Cattle and Horses  | C               | C               | C               | C               | C               |                | C              | C              | C              |                   | C          |