

Table 27-1001-2: Yellowstone County Permitted Primary Uses /Mixed-Use and Non-Residential Districts¹

	Base Zone Districts					W&S Districts (Sec. xx.xx) ²		PND Districts		Additional Standards
	C3 ₃	CX	I1	I2	P2 ₄	P3 ₅	C M U1	C M U2	N O	
Key: P= Permitted, U = Location Limits in Zone District, SR = Special Review										
RESIDENTIAL										
Households Living (du/structure)										
1 dwelling unit			SR				U	U	P	U
2 dwelling units							U	U	P	U
3-4 dwelling units							U	U	P	U
5-8 dwelling units							U	U		U
9+ dwelling units								U		
Manufactured Home (Class A, B, C)										27-1003.A
Modular Home			SR							
Group Household Living										
Community Residential Facility, Limited							U	U	P	U
Community Residential Facility, Large (9 or more)							U	U	P	U
Community Residential Facility, Small (8 or fewer)							U	U	P	U
Fraternity/Sorority House							U	U		U
Group Living Facility							U	U	P	U
Retirement Home or Village							U	U	P	U

¹ Working Group first draft April 25, 2019; use allocations by district may be changed

² These districts require public water and sewer.

³ The C3 district is intended for a wide mix of commercial uses directed to the consumer and located along transportation corridors. The uses in this new district still need to be populated.

⁴ P1 is intended only for publicly-owned parks and open spaces and it has not been included in this table. P2 is intended for small-scale civic and institutional uses such as schools and religious institutions.

⁵ P3 is intended for civic and institutional uses in a campus setting with a master plan.

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Travel Trailer Park/ Campground											
PUBLIC, CIVIC, AND INSTITUTIONAL											
Assembly											
Civic Assembly					P	P	P	P	SR	P	
Religious Assembly					P	P	P	P	SR	P	27-1003.B
Education											
School, College or University			SR	SR	P	P	P	SR	SR	SR	
School, Primary and Secondary					P	P	P		P	P	
School, Trade, Business, Technology, Vocational		P	SR		P	P	U	P	P	U	
Government and Public Safety											
Correctional Facilities			P	P	SR	SR					
Emergency Services		P	P	P	P	P	P	P	P	P	
Government Buildings and Offices		P	P	P	P	P	P	P	P	P	
Government Facilities, Yards, and Storage		P	P	P	P	P					
Health Care and Social Assistance											
Adult Day Care		P			P	P	P	P	P	P	
Chemical Dependency Facility		P				P	P	P			
Emergency and Homeless Shelter		P				P	P	P			
Hospice Facility						P	U	P	P	U	
Hospital or Health Care Facility		P			P	P	P	P	P	P	
Long-Term Care Facility						P	P	P			
Mental Health Center						P	P	P			
Outpatient Center for Surgical Services						P	P	P			
Residential Treatment Facility						P	P	P			

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Parks and Recreation											
Arboretums/Botanic Gardens/Zoos					P	P					
Golf Course or Swimming Pool, Public					P	P					
Public Parks and Playgrounds					P	P	P	P	P	P	
Public Recreation Facilities					P	P	P	P	P	P	
COMMERCIAL											
Amusement and Recreation											
Amusement, Indoor											
Large		SR						P			
Small		P	P	P	P		P	P		P	
Amusement and Recreation, Outdoor			P	P	P						
Large		SR						SR			
Small		P	P	P			P	P		P	
Adult Entertainment											27-1003.C
Animal Sales and Services			P	P							
Boarding/Kennel		P						SR			27-1003.C
General Sales and Services		P	P	P			P	P			
Shelter, Public		P	P	P	P	P		P			
Veterinary		P						P			27-1003.C
Small Animal							P		P	P	
Large Animal											
Either with boarding											
Assembly, Entertainment and Trade			P	P							
Large		SR						P			

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Small		P	P	P			P	P	SR	P
Child Care			P	P						
Child Care Center							P	P	P	P
Family Child Care Home							U	U	P	U
Group Child Care Home							U	U	P	U
Commercial Service										
Broadcasting Stations and Studios		P	P	P	P		P	P	SR	SR
Business Service		P					P	P	P	P
Cemetery/Crematorium					P	P				
Consumer Maintenance and Repair		P					P	P	P	P
Personal Service		P					P	P	P	P
Studio or Instruction Service		P					P	P	P	P
Eating and Drinking Establishment										
Restaurant/Food Service with No Alcohol Sales										27-1003.C
with drive-thru							P	P		SR
without drive-thru							P	P		P
Restaurant/Food Service with Alcohol Sales for On-Premise Consumption										27-1003.C
Beer and Wine, No Gaming							P	P		P
Beer and Wine, With Gaming								SR		
All Alcohol, No Gaming										
All Alcohol, with Gaming								SR		
Alcohol Sales for On-Premise Consumption with No Restaurant Food Service										

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Financial Services										
Financial Institution, no drive-thru							P	P	P	P
with drive-thru								P		
Alternative Financial Services								P		
Lodging										
Boarding							U	U		U
Bed and Breakfast Inn							P		P	P
Campground/RV Park		P			P					
Hotel/Motel							P	P		SR
Short-Term Rental							U	U	P	U
Office										
Business or Professional		P					P	P	P	P
Research and Testing Laboratories		P	P	P				P		
Parking, Commercial			P	P			SR	SR	SR	SR
Retail Sales										
Agricultural		P	P							
Limited with drive-thru							P	P		
without drive-thru							P	P		P
General with drive-thru							P	P		
without drive-thru										P
Large-Format								SR		
Commercial Greenhouse			P				P	P		SR
Outdoor Sales Lot		P					SR	P		SR
Vehicle Sales and Service, Personal										

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Car Wash		P	P	P				P			27-1003.C
Fueling Station, no convenience store		P					P	P			27-1003.C
with convenience store		P	P	P			P	P		SR	
Vehicle Sales and Rental		P						P			
Outdoor Sales Lot		P	P	P				SR			
Vehicle Maintenance and Repair, Minor (5,000 sf or less)		P					P	P			27-1003.C
Vehicle Maintenance and Repair, Major (> 5,000 sf)		P						SR			27-1003.C
INDUSTRIAL, WHOLESALE, AND STORAGE											
Alternative Energy Production											
Solar Power Array, large/commercial			P	P	P	P					27-1003.D
Wind Energy Conversion Systems, large/commercial			P	P	P	P					27-1003.D
BioMass Conversion Systems, large/commercial			P	P	P	P					27-1003.D
Industrial and Construction Services											
Auction House		P	P								
Contractor Yard, General/Trade		P	P	P							
Heavy			P	P							
Grain Elevator											
Industrial Sales and Services		P	P	P							
Truck, RV, and Heavy Equipment Rental, Sales, and Service		P	P	P							
Truck Stop/Wash		P	P	P							
Manufacturing, Assembly, or Processing											
Artisan/Craft		P	P	P			U	U		U	27-1003.D
Limited		SR	P	P							
General		SR	P	P							

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Heavy			SR	P							27-1003.D
Natural Resource Extraction											
Mining; Oil and Gas Field Services		P	P	P							
Construction Sand and Gravel Mining		SR	SR	SR	SR						
Warehouse and Storage Services											
Outdoor Storage		SR	P	P							27-1003.C
Self-Service Storage		P	P	P			U	U			27-1003.D
Trucking and Transportation Service			P	P							
Warehouse			P	P							27-1003.D
Wholesale and Distribution			P	P							
Agricultural Products			P	P							
Chemical Products			SR	P							
Petroleum Products				P							
Waste and Salvage											
Junk or Salvage Yard			SR	SR							
Hazardous Waste Facility											27-1003.D
Recycling Processing Facility			SR	SR							
Refuse Hauling Facility				SR	P						
Solid Waste Facility/Landfill					SR						
TRANSPORTATION, UTILITIES, AND COMMUNICATIONS											
Transportation											
Airport Passenger Terminal					P	P					
Air Transportation Courier and Freight Services		P	P	P	P	P					
Bus or Taxi Maintenance and Parking Shed		P	P	P	P						

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Bus/Public Transit		P	P	P	P		P	P			
Train Passenger Terminal		P	P	P	P	P	P	P			
Train/Railroad Freight Terminal, Switching Yard			P	P							
Utilities and Public Facilities											
Major			SR	SR	P						
Minor (e.g., lift stations, substations, pump stations)		P	P	P	P	P	P	P	P	P	
Offices, Buildings, Yards, and Land		P	P	P	P						
Pipelines (except natural gas)		SR	SR	SR	SR	SR	SR	SR	SR	SR	
Transmission and Distribution Lines		P	P	P	P	P	P	P	P	P	
Wireless Communication Facilities											
<i>to be updated to comply with new FCC regs</i>											
Amateur Radio, less than 100' high		P	P	P	P		P	P	P	P	
Greater than 100' high		SR	SR	P	SR		SR	SR	SR	SR	
Land Mobile Radio and Broadcast Antennae											27-1003.E
Wireless Communication Facilities											27-1003.E
AGRICULTURE											
Agriculture											
Livestock and Crops											
Auction Yard, Livestock		P									
Commercial Feeding Yard, Livestock											No dairy or poultry
Farm Stand							P	P			
Greenhouse, Non-Commercial											
Hobby Farm											
Production											

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Crops					P					
Livestock and Fowl				SR						27-1003.F
Milling: Lumber, Plywood, and Shingles			P	P						
Sales			P	P	P					
Services			P	P						
<i>Stable, Commercial</i>										
Private										
Urban Agriculture										
Community Gardens		P	P	P			P	P	P	P
Veterinary, Livestock		P	P	P						
Boarding		P	P	P						

WG review