

Knox County Land Use Table

AGP=Primary Ag AGT=Transitional Ag LAR=Lake Area Residential RAR=River Area Residential RR=Rural Residential
 VAD=Village Area Development CC=Commercial Corridor ID=Industrial

| TYPE OF USE | ZONING DISTRICTS | | | | | | | | | | | |
|---|------------------|-----|-----|-----|----|-----|----|----|---|---|---|---|
| | AGP | AGT | LAR | RAR | RR | VAD | CC | ID | | | | |
| A | | | | | | | | | | | | |
| Adult Entertainment Establishments | X | X | X | X | X | X | X | X | X | X | X | C |
| Agricultural chemicals & fertilizers - manufacturing, wholesale, & retail | C | C | X | X | X | C | C | C | C | C | C | C |
| Agricultural operations | P | P | X | P | P | X | X | X | X | X | X | X |
| Airports & flying fields | C | C | C | C | C | C | C | C | C | C | C | C |
| Alfalfa Dehydrating plant | C | C | X | X | X | C | C | C | C | C | C | C |
| Amphitheaters | C | C | C | C | C | C | C | C | C | C | C | C |
| Amusement Center, Family | C | C | C | C | C | C | C | C | C | C | C | C |
| Animal Feeding Operation-Confined--small | P | P | X | X | X | X | X | X | X | X | X | X |
| Animal Feeding Operation-Confined--medium | C | X | X | X | X | X | X | X | X | X | X | X |
| Animal Feeding Operation-Confined--large | C | X | X | X | X | X | X | X | X | X | X | X |
| Arboretums & botanical gardens | C | C | C | C | C | C | C | C | C | C | C | C |
| Arenas & fieldhouses | C | C | C | C | C | C | C | C | C | C | C | C |
| Armed forces reserve center & facilities | C | C | C | C | C | C | C | C | C | C | C | C |
| Asphalt mixing plants | C | C | X | X | X | X | X | X | X | X | X | C |
| Auditoriums, public | C | C | C | C | C | C | P | C | C | C | C | C |
| Automobile wash services | C | C | C | C | C | C | C | C | C | C | C | C |
| | | | | | | | | | | | | |
| B | | | | | | | | | | | | |
| Bait shops | C | C | C | C | C | C | C | C | C | C | C | C |
| Bar or tavern | C | C | X | C | C | C | C | C | C | C | C | P |
| Batch Plants - temporary | C | C | X | X | X | X | X | X | X | X | X | C |
| Bed and breakfast residence | C | C | P | P | P | C | P | P | P | P | P | X |
| Bowling alleys | C | C | X | C | C | X | C | C | C | C | C | C |
| Building construction - general contracting services | C | C | X | C | C | C | C | C | C | C | C | P |
| Bulk petroleum stations & terminals - wholesale | C | C | X | X | X | X | X | X | X | X | X | C |
| | | | | | | | | | | | | |
| C | | | | | | | | | | | | |
| Camp grounds, general | C | C | C | C | C | C | P | C | C | C | C | X |
| Camp grounds, group | C | C | C | C | C | C | P | C | C | C | C | X |
| Camp grounds, leased | C | C | C | C | C | C | P | C | C | C | C | X |
| Cellular & communication Towers | C | C | C | C | C | C | C | C | C | C | C | C |
| Cemeteries | C | C | C | C | C | C | C | C | C | C | C | X |
| Child care center | A | A | C | C | C | C | C | C | C | C | C | C |
| Churches , synagogues & temples, convents, monasteries, rectories | P | P | P | P | P | P | P | P | P | P | P | X |
| Community Center | C | C | C | C | C | C | P | C | C | C | C | C |
| Composting plants | C | C | X | X | X | X | X | X | X | X | X | C |
| Concrete, products, ready-mix plants | C | C | X | X | X | X | X | X | X | X | X | C |
| Convenience store | C | C | X | X | X | X | C | C | C | C | C | C |

P = Permitted Use C = Conditional Use H= Home Occupation/Home Based Business A= Accessory Uses

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| TYPE OF USE | ZONING DISTRICTS | | | | | | | | | | | |
|--|------------------|-----|-----|-----|----|-----|----|----|---|---|---|--|
| | AGP | AGT | LAR | RAR | RR | VAD | CC | ID | | | | |
| D | | | | | | | | | | | | |
| Dance Halls | X | C | X | C | X | C | C | X | C | C | X | |
| Distilling, rectifying, & blending liquors | C | C | X | X | X | C | C | C | C | C | C | |
| Dry cleaning & laundering | X | X | X | X | X | C | C | C | C | C | P | |
| Dude ranches | C | C | C | C | C | C | C | C | C | C | X | |
| Dwelling, in nonresidential structure | C | C | X | X | X | C | C | C | C | C | P | |
| Dwelling, mobile home not on permanent foundation | P | P | C | P | P | P | P | P | P | P | P | |
| Dwelling, manufactured on permanent foundation | P | P | P | P | P | P | P | P | P | P | P | |
| Dwelling, multi-family | C | C | C | C | C | C | C | C | C | C | X | |
| Dwelling, single-family | P/C | P/C | P | P | P | P | P | P | P | P | P | |
| Dwelling, seasonal | C | C | P | P | P | P | P | P | P | P | P | |
| E | | | | | | | | | | | | |
| Educational & scientific research services | C | C | C | C | C | C | C | C | C | C | C | |
| Electric generation plants | C | C | X | X | X | C | C | C | C | C | C | |
| Ethanol plants & mills | C | C | X | X | X | X | X | X | X | X | C | |
| F | | | | | | | | | | | | |
| Fertilizers & chemicals - mining | C | C | X | X | X | X | X | X | X | X | C | |
| Fire Stations, ambulance services, protection & related activities | P | P | P | P | P | P | P | P | P | P | P | |
| Fish hatcheries | C | C | X | X | X | X | X | X | X | X | C | |
| Fishing & hunting clubs | C | C | C | C | C | C | C | C | C | C | C | |
| Forest & conservation areas | C | C | C | C | C | C | C | C | C | C | C | |
| Freight forwarding services | C | C | X | X | X | X | X | C | C | C | P | |
| Fuel station | C | C | X | X | X | C | C | C | C | C | P | |
| G | | | | | | | | | | | | |
| Golf courses & country clubs | C | P | P | P | P | P | P | P | P | P | X | |
| Golf driving ranges | C | C | C | C | C | C | P | C | C | C | X | |
| Gravel & sand quarrying | C | C | X | X | X | X | X | X | X | X | C | |
| Group care home | C | C | C | C | C | C | C | C | C | C | X | |
| Gun clubs | C | C | C | C | C | C | C | C | C | C | C | |
| H | | | | | | | | | | | | |
| Health & exercise resorts & spas | X | X | C | C | C | C | C | C | C | C | X | |
| Historic & monument sites | C | C | C | C | C | C | C | C | C | C | C | |
| Hospital services | X | C | C | C | C | C | C | C | C | C | X | |
| Hotels, tourist courts, motels, & resorts | C | C | C | C | C | C | C | C | C | C | X | |

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| | AGP | AGT | LAR | RAR | RR | VAD | CC | ID | | | |
| I | | | | | | | | | | | |
| Industrial waste disposal | X | X | X | X | X | X | X | X | X | X | C |
| Irrigation canals & structures | C | C | X | X | X | X | X | X | X | X | C |
| | | | | | | | | | | | |
| J-K | | | | | | | | | | | |
| Kennels-commercial | P/C | C | X | X | X | X | X | X | X | X | C |
| | | | | | | | | | | | |
| L | | | | | | | | | | | |
| Law Enforcement facilities | P | P | P | P | P | P | P | P | P | P | P |
| Libraries | C | C | C | C | C | C | P | C | C | X | X |
| Licensed gambling | X | C | X | C | C | C | C | C | C | C | C |
| | | | | | | | | | | | |
| M | | | | | | | | | | | |
| Maintenance yards | C | C | X | X | X | C | C | C | C | P | P |
| Manufacturing | C | C | X | X | X | X | X | X | X | C | C |
| Meat packing & slaughtering plants | C | X | X | X | X | X | X | X | X | C | C |
| Medical clinics, out-patient services, chiropractors, optometrists, dental clinics, massage services, medical labs | X | X | X | C | X | C | C | C | C | X | X |
| Milling | C | C | X | X | X | C | C | C | C | C | C |
| Miniature golf | X | C | C | C | C | C | C | C | C | X | X |
| Mobile home parks | X | X | C | C | C | C | C | C | C | X | X |
| Mortuaries | X | C | X | X | X | C | C | C | C | X | X |
| Motorized cart tracks | C | C | X | C | X | C | C | C | C | X | X |
| Museums & art galleries | C | C | C | C | C | C | P | C | C | X | X |
| | | | | | | | | | | | |
| N | | | | | | | | | | | |
| Nursery, commercial lawn & garden & greenhouses | C | C | C | C | C | C | C | C | C | X | X |
| Nursing, convalescent, rest home, & assisted living services | C | C | X | C | C | C | C | C | C | X | X |
| | | | | | | | | | | | |
| O | | | | | | | | | | | |
| Outfitters & recreation rentals | C | C | C | C | C | C | C | C | C | C | C |
| | | | | | | | | | | | |
| P-Q | | | | | | | | | | | |
| Parks & playgrounds, public | C | P | P | P | P | P | P | P | P | P | P |
| Parks & playgrounds, private | C | C | C | C | C | C | C | C | C | C | C |
| Petroleum (crude) & natural gas drilling | C | C | X | X | X | X | X | C | C | C | C |
| Pipeline | C | C | C | C | C | C | C | C | C | C | C |
| Plating works | X | X | X | X | X | X | X | X | X | X | C |

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| | AGP | AGT | LAR | RAR | RR | VAD | CC | ID | | | | |
| Prisons | X | X | X | X | X | C | C | C | | | | |
| Professional offices-including but not limited to: abstracting, accounting, architectural, engineering & planning, insurance, investigative & protective services, employment services, legal, real estate | H | H | C | C | C | C | C | C | | | | X |
| R | | | | | | | | | | | | |
| Race tracks & courses - vehicle | X | C | X | X | X | X | C | C | | | | C |
| Radio transmitting stations & towers | C | C | C | C | C | C | C | C | | | | C |
| Railroad equipment & maintenance yard, terminals and right of ways | C | C | C | C | C | C | C | C | | | | P |
| Recycling center | C | C | X | C | C | C | C | C | | | | C |
| Refuse incineration | X | X | X | X | X | X | X | X | | | | C |
| Religious Assembly | P | P | P | P | P | P | P | P | | | | X |
| Religious camps & retreats | C | C | C | C | C | C | C | C | | | | X |
| Rendering, fat | X | X | X | X | X | X | X | X | | | | C |
| Rental Equipment, automobiles, construction, boats & recreational, trucks | C | C | X | C | X | C | C | C | | | | P |
| Repair shop, automobile, welding | C | C | X | X | X | C | C | C | | | | P |
| Research, development & testing services | C | C | X | X | X | C | C | C | | | | C |
| Restaurants | X | C | X | C | X | C | C | C | | | | P |
| Retail Stores (confined within a building) including but not limited to: garment alterations, antiques, apparel, appliances, bakeries (non-manufacturing), banking, barber & beauty services, bicycles, books, cameras, clock sales & service, jewelry, drug stores | X | C | X | X | X | C | C | C | | | | X |
| Retail stores with outside displays including but not limited to: Aircraft, agricultural equipment, automobile, boat sales & service, building materials, construction equipment, mobile & manufactured homes, recreational vehicles | C | C | X | X | X | C | C | C | | | | C |
| Retirement homes | C | C | C | C | C | C | C | C | | | | X |
| Riding stables & tracks | P | P | C | C | C | C | C | C | | | | X |
| Roadside stands offering agricultural products for sale on the premises | A | P | X | C | P | C | C | C | | | | X |
| S | | | | | | | | | | | | |
| Salvage yard | X | X | X | X | X | X | X | X | | | | C |
| Sanitary landfill | C | X | X | X | X | X | X | X | | | | C |
| Schools, art & music | C | C | P | P | C | P | P | P | | | | X |
| Schools, dancing | C | C | P | P | C | P | P | P | | | | X |
| Schools, driving | C | C | P | P | C | P | P | P | | | | X |
| Schools, nursery | C | C | P | P | C | P | P | P | | | | X |
| Schools, primary & secondary | C | C | P | P | C | P | P | P | | | | X |
| Schools, professional | C | C | P | P | C | P | P | P | | | | X |
| Schools, universities & colleges | C | C | P | P | C | P | P | P | | | | X |
| Schools, vocational | C | C | P | P | C | P | P | P | | | | X |

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|---|------------------|-----|-----|-----|-----|-----|----|----|---|--|---|
| | AGP | AGT | LAR | RAR | RR | VAD | CC | ID | | | |
| Sewage treatment facilities | C | C | X | X | X | X | X | X | C | | |
| Shooting ranges, archery | C | C | C | C | C | C | C | C | C | | X |
| Shooting ranges, skeet & trap | C | C | C | C | C | C | X | C | C | | X |
| Smelter | X | X | X | X | X | X | X | X | X | | C |
| Stock yards | C | C | X | X | X | C | C | C | C | | C |
| Storage - mini (self-storage) | C | C | X | C | X | C | C | C | C | | C |
| Storage- Recreational vehicles & boats & including outside storage | C | C | X | X | X | C | C | C | C | | C |
| Swimming pools | C | C | C | C | C | P | C | C | C | | X |
| | | | | | | | | | | | |
| T | | | | | | | | | | | |
| Tar distillation or manufacturing | X | X | X | X | X | X | X | X | X | | C |
| Telephone relay towers | C | C | C | C | C | C | C | C | C | | C |
| Television transmitting stations & relay towers | C | C | C | C | C | C | C | C | C | | C |
| Transmission lines, major | C | C | C | C | C | C | C | C | C | | P |
| Transfer stations, solid waste | C | C | X | X | X | C | C | C | C | | C |
| Truck & freight terminals | C | C | X | X | X | C | C | C | C | | P |
| Truck wash services | C | C | X | X | X | C | C | C | C | | C |
| | | | | | | | | | | | |
| U | | | | | | | | | | | |
| Utility substations, pumping station, water reservoir, telephone exchange, gas regulators | P | P/C | C | C | P/C | P | C | C | C | | P |
| | | | | | | | | | | | |
| V | | | | | | | | | | | |
| Veterinarian services | C | C | X | X | X | C | C | C | C | | C |
| | | | | | | | | | | | |
| W | | | | | | | | | | | |
| Water storage | C | C | C | C | C | C | C | C | C | | C |
| Wholesale Distributors | X | C | X | X | X | C | C | C | C | | P |
| Wind energy conversion system-small | A | A | A | A | A | A | A | A | A | | A |
| Wind energy conversion system-commercial | C | C | X | X | X | X | X | X | X | | C |
| | | | | | | | | | | | |
| Y-Z | | | | | | | | | | | |
| Zoos & aquariums | C | C | X | X | X | C | C | C | C | | X |

Also see Section 3.23: Zoning Regulations and Land Use Table Conflicts

1. Whenever there is a discrepancy between how a use is classified (Permitted, Conditional Use, etc.) in the district text and the Land Use Table, the district text shall always supersede the Table.

2. If a use is not indicated in the Land Use Table but is indicated within the district text, then the district text shall supersede the Table.

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