

Appendix H
PERMISSIBLE USES

A1 Single Family Residential District (See Section 8.201)

Permitted Uses

- Agricultural or farming activities
- Single family dwellings with a maximum density of 4.1 dwellings per acre
- Conservation Areas, nature or game
- Country clubs – A site of at least five (5) acres with all activities and parking to be kept at least fifty (50) feet from side and rear property lines.
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Historic site tours and exhibitions-site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals – Site must be at least ten (10) acres or more and buildings shall not occupy more than ten (10) percent of the site area, and that buildings be setback from all yard lines a distance of at least one foot for each foot of building height. Must be located on a major street.
- Public open spaces
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Bed and breakfast home** – Limited to four (4) guestrooms within National Register Historic Districts or Sites or homes listed on the National Register of Historic Places or within homes a minimum of fifty (50) years old. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. No signage is allowed. Must be owner occupied. Shall be located on a lot or tract with a minimum size of one acre. Guests are limited to a maximum stay of seven consecutive days. Homes that qualify based upon the fifty (50) year old requirement shall not be located within a recognized residential subdivision unless the lot has frontage on a designated major street.
- **Cemeteries, columbaria and mausoleums** – Must be located on a major street. Shall not be located within a recognized residential subdivision.
- **Childcare centers** – Enrollment is limited to ten children. Hours of operation are between 6:30 a.m. and 6:30 p.m. A six (6) foot solid wooden fence is required between adjacent residences and outdoor play areas. No signage is allowed. Must be owner occupied. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. Shall not be located within a recognized residential subdivision.
- **Educational, religious, and philanthropic institutions** – Plan Review is required for all such uses. Site Plan criteria shall be submitted as required in Section 4.101 Plan Review of the Unified Development Code.

A2 Single Family Residential District (See Section 8.202)

Permitted Uses

- Single family dwellings with a maximum density of 5.8 dwellings per acre
- All permitted uses in the A1 District

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- All conditional uses in the A1 District
- Garage apartments – Limited to one (1) dwelling unit. The building shall be set back ten (10) feet from all side and rear lot lines. The lot shall contain a minimum of ten thousand (10,000) square feet. Maximum size of the unit is five hundred (500) square feet.

A2.1 Zero Lot Line Residential District (See Section 8.202.1)

Permitted Uses

- “Zero lot line” single family dwellings at a density of 7.9 units per acre

Conditional Uses

- None

A2.5 Town homes District (See Section 8.202.2)

Permitted Uses

- Town homes with a maximum density of 11.5 units per acre
- Churches, schools, public buildings, recreational facilities, and other accessory uses normally compatible with surrounding residential development.

Conditional Uses

- None

A2.6 Zero Lot Line Residential District (See Section 8.202.3)

Permitted Uses

- “Zero lot line” single family dwellings at a maximum density of 11.5 units per acre

Conditional Uses

- None

A2.7 Single Family Residential District (See Section 8.202.4)

Permitted Uses

- Single family detached dwellings with a maximum density of 7.3 units per acre.
- All uses permitted in the A1 Single Family Residential District.
- Accessory uses normally compatible with surrounding low density residential development.

Conditional Uses

- All conditional uses in the A1 District

A2.9 Two Family Residential District (See Section 8.202.5)

Permitted Uses

- All uses permitted in the A1, A2, and A2.7 Zoning Districts.
- Two family attached dwellings
- Childcare centers
- Educational, religious, and philanthropic institutions
- Accessory uses normally compatible with surrounding low density residential development.

Conditional Uses

- All conditional uses in the A1 District

A3.1 Limited Residential District (See Section 8.203.1)

Permitted Uses

- Multi-family residential development and institutional uses of a residential character with a maximum density of 11.5 units per acre.
- Apartments
- Apartment hotels
- Assisted living facilities
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Child care centers
- Churches, Sunday schools, parish houses and other places of worship
- Country clubs
- Credit union offices for students and teachers when located adjacent or contiguous to a campus
- Educational, religious, and philanthropic institutions
- Fraternal lodges
- Fraternities
- Garage apartments
- Lodging houses
- Nursing homes
- Railroad passenger terminals
- Sororities
- Special homes
- Town homes
- Zero lot line residential
- All uses permitted in the A1 Zoning District

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Country clubs with alcohol** – Must be approved for alcohol license by Alcohol and Beverage Control Board. Structures where alcohol is served must be a minimum of 500 feet from the property line of any existing single family residence, school, park, church or library.
- **Cemeteries, columbaria and mausoleums** – Must be located on a major street. Shall not be located within a recognized residential subdivision.

- **Fraternal lodges with alcohol** – Must be approved for alcohol license by Alcohol and Beverage Control Board. Structures where alcohol is served must be a minimum of 500 feet from the property line of any existing single family residence, school, park, church or library. Shall not be located within a recognized residential subdivision.

A3.2 Limited Residential District (See Section 8.203.2)

Permitted Uses

- Multi-family residential development and institutional uses of a residential character with a maximum density of 17.4 dwelling units per acre
- All permitted uses in the A3.1 District

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- All conditional uses in the A3.1 District

A3.3 Limited Residential District (See Section 8.203.3)

Permitted Uses

- Multi-family residential development with a maximum density of 29 dwelling units per acre
- All permitted uses in the A3.1 District

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- All conditional uses in the A3.1 District

A4 General Residential District (See Section 8.204)

Permitted Uses

- Compact multi-family residential developments with a maximum density of 43.6 dwelling units per acre
- All permitted uses in the A3.3 District

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- All conditional uses in the A3.1 District

A5 Hi-Rise Apartment District (See Section 8.205)

Permitted Uses

- High density residential development with a maximum density of 87.1 dwelling units per acre
- All permitted uses in the A3.3 District

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- All conditional uses in the A3.1 District

H Historic District (See Section 8.206)

Permitted Uses

- Any use permitted in the A3 Districts, plus those related and compatible uses such as art galleries, offices, specialty shops, and the like.

Conditional Uses

- None

B Off-Street Parking District (See Section 8.207)**Permitted Uses**

- Off-street parking
- Parking facilities, multi-level
- Parking lots

Conditional Uses

- None

B1 Transition District (See Section 8.208)**Permitted Uses**

- Any uses permitted in A1-A5 Districts on properties zoned B1 prior to December 14, 1982 or which had existing structures built prior to December 14, 1982 on properties zoned B1 after December 14, 1982
- Antique shops not to exceed 500 square feet of floor area with no goods or merchandise to be stored or displayed outside of the building.
- Apartment hotels (See Section 8.208)
- Art studio – No outside production or storage.
- Arts and crafts schools
- Banks
- Film and sound editing
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Home occupations
- Medical clinics
- Offices
- Off-street parking
- Parking facilities, multi-level
- Parking lots
- Personal service shops
- Public open spaces
- Public Parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Wireless transmitting and receiving facilities – May be permitted with approval of the Planning Commission.

Conditional Uses

- None

NO Neighborhood Office District (See Section 8.208.1)

Permitted Uses – *Office buildings are limited to 2,500 gross square feet of floor area*

- Art Galleries
- Art studio – No outside production or storage.
- Conservation areas, nature or game preserves
- Film and sound editing
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Home occupations
- Medical clinics
- Offices
- Parking, multi-level and parking lots
- Public open spaces, public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Single Family Dwellings

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Animal hospitals** – All animals must be kept inside a building.
- **Banks without drive-thrus**
- **Child care centers**
- **Office buildings** with a maximum of 5,000 gross square feet of floor area

GOL General Office Low Rise District (See Section 8.208.2)

Permitted Uses

- All commercial or residential uses are limited to no more than fifty (50) percent of the floor area
- Art Galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Clubs
- Conservation areas, nature or game preserves
- Educational, religious, and philanthropic institutions
- Financial institutions with or without drive-thrus
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Home occupations
- Housing for the elderly
- Medical clinics
- Multi-family residential
- Nurseries
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal services and retail shops
- Public open spaces, public parks
- Railroad passenger terminals

- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Restaurants
- Wireless transmitting and receiving facilities – Limited to locations on buildings with a maximum extension above the roof of twenty-five feet. All wireless facilities shall have a stealth design.

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Child care centers**
- **Fraternal lodges and clubs with alcohol**
- **Health clubs**
- **Reception and banquet facilities with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board

GOH General Office High Rise District (See Section 8.208.3)

Permitted Uses

- All commercial or residential uses are limited to no more than fifty (50) percent of the floor area
- Art Galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Clubs
- Conservation areas, nature or game preserves
- Educational, religious, and philanthropic institutions
- Financial institutions with or without drive-thrus
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Home occupations
- Housing for the elderly
- Medical clinics
- Multi-family residential
- Nurseries
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal services and retail shops
- Public open spaces, public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Restaurants
- Wireless transmitting and receiving facilities – Limited to locations on buildings with a maximum extension above the roof of twenty-five feet. All wireless facilities shall have a stealth design.

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Child care centers**

- **Fraternal lodges and clubs with alcohol**
- **Health clubs**
- **Reception and banquet facilities with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board
- **Schools**

NC Neighborhood Commercial District (See Section 8.208.4)

Permitted Uses – *limited to 2,500 gross square feet of floor area per lot. All commercial activities must be contained within the building — no outside work or storage areas permitted.*

- Art Galleries
- Art studio – No outside production or storage.
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Child care centers
- Clubs
- Coin-operated Laundromats (no dry cleaning facilities)
- Conservation areas, nature or game preserves
- Dry cleaners – No on-premise cleaning. No drive thrus allowed.
- Farmer’s markets
- Financial institutions without drive-thrus
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Gas stations, self-serve – No independent gas stations, up to two (2) gasoline pumps allowed as an accessory use to a retail establishment.
- Greenhouses, commercial
- Home occupations
- Medical clinics
- Nurseries, commercial limited to a maximum of 10,000 square feet of outside sales area.
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal services and retail shops
- Public open spaces
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Retail sales
- Restaurants – without drive-thrus
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Single family dwellings
- Snowball stands
- Town homes

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Buildings** – Limited to a maximum of 5,000 gross square feet of floor area.
- **Animal hospitals** – All animals are kept inside a building.
- **Garage apartments** – Limited to one family, provided however, that the building be set back 10 feet from all side and rear lot lines, and the lot contain at least 10,000 square feet.
- **Repair and service shops** – Limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings.

NC-AB Neighborhood Commercial Alcoholic Beverage District (See Section 8.208.5)

Permitted Uses – *Buildings are limited to 2,500 gross square feet of floor area per lot.*

- Restaurants serving alcohol, where alcohol sales are not the primary source of revenue
– No drive thrus allowed

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Buildings** – Limited to a maximum of 5,000 gross square feet of floor area.

C1 Light Commercial District (See Section 8.209)

Permitted Uses – *Sale of goods, merchandise or products at retail including but not limited to the following specific uses:*

- Animal hospitals where all animals are kept inside a building
- Apartment Hotels
- Art galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Banks
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code
- Child care centers
- Clubs
- Coin operated Laundromats (No dry cleaning facilities)
- Commercial horse stables
- Commercial recreation facilities subject to Section 4.101
- Conservation areas, nature or game preserves
- Country Clubs
- Dry Cleaners – No on-premise cleaning
- Educational, religious and philanthropic institutions
- Farmers markets
- Financial institutions with or without drive-thrus
- Funeral homes
- Garage apartments
- Gas stations – self serve not containing car washes or a service area
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities

- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Greenhouses, commercial
- Health clubs
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals
- Housing for the elderly
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (*Ord. 9924, 6-8-94*)
- Medical clinics
- Multi-family residential
- Nurseries, commercial
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal service and retail shops
- Pilot Juvenile Diagnostic Development Centers – must be located a minimum of 500 feet from the property line or any existing residential use.
- Public open space
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Repair and service shops – limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Restaurants
- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Single family dwellings
- Snowball stands
- Special homes
- Town homes
- Wireless transmitting and receiving
- Zero lot line residential

Conditional Uses

- None

LC1 Light Commercial One District (See Section 8.209a)

Permitted Uses – *Businesses in this district are limited to 15,000 square feet of floor area*

- Animal hospitals where all animals are kept inside a building
- Art galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Banks

- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code
- Cemeteries and mausoleums – must be located on a major street. All graves and buildings shall be setback at least fifty (50) feet from all property lines.
- Child care centers
- Clubs
- Coin operated Laundromats (No dry cleaning facilities)
- Commercial horse stables
- Commercial recreation facilities subject to Section 4.101
- Conservation areas, nature or game preserves
- Country Clubs
- Dry Cleaners – No on-premise cleaning
- Educational, religious and philanthropic institutions
- Farmers markets
- Financial institutions with or without drive-thrus
- Funeral homes
- Gas stations – self serve not containing car washes or a service area
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Greenhouses, commercial
- Health clubs
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals
- Housing for the elderly
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (*Ord. 9924, 6-8-94*)
- Medical clinics
- Movie studio with no outdoor storage
- Multi-family residential
- Nurseries, commercial
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal service and retail shops
- Public open space
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Repair and service shops – limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Restaurants

- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Snowball stands
- Special homes
- Town homes
- Wireless transmitting and receiving
- Zero lot line residential

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Car washes** – The structure must be located a minimum of five hundred (500) feet from the property line of any residential use. All lighting must be directed away from adjacent uses.
- **Country clubs with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- **Dinner theatres with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- **Fraternal lodges with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- **Glass installation** – The structure must be located a minimum of three hundred (300) feet from the property line of any residential use.
- **Mini storage facilities** – All structures must be located a minimum of three hundred (300) feet from the property line of any residential use.
- **Pilot Juvenile Diagnostic Development Centers** – All structures must be located a minimum of five hundred (500) feet from the property line of any residential use.
- **Reception halls with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- **Used car sales** – No service or repair of vehicles is allowed. All cars must be located a minimum of three hundred (300) feet from the property line of any residential district.

LC2 Light Commercial Two District (See Section 8.209b)

Permitted Uses – *Businesses in this district are limited to 75,000 square feet of floor area*

- Animal hospitals where all animals are kept inside a building
- Art galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Banks
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code
- Cemeteries and mausoleums – must be located on a major street. All graves and buildings shall be setback at least fifty (50) feet from all property lines.
- Child care centers
- Clubs
- Coin operated Laundromats (No dry cleaning facilities)
- Commercial horse stables
- Commercial recreation facilities subject to Section 4.101
- Conservation areas, nature or game preserves
- Country Clubs

- Dry Cleaners – No on-premise cleaning
- Educational, religious and philanthropic institutions
- Farmers markets
- Financial institutions with or without drive-thrus
- Funeral homes
- Gas stations – self serve not containing car washes or a service area
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Greenhouses, commercial
- Health clubs
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals
- Housing for the elderly
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (*Ord. 9924, 6-8-94*)
- Medical clinics
- Mini-storage facilities
- Movie studio with no outdoor storage
- Multi-family residential
- Nurseries, commercial
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal service and retail shops
- Pilot Juvenile Diagnostic Development Centers – just be located a minimum of 500 feet from the property line of any existing residential use.
- Public open spaces
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Repair and service shops – limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Restaurants
- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Snowball stands
- Special homes
- Wireless transmitting and receiving

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Building materials sales** – All materials must be located a minimum of three hundred (300) feet from the property line of any existing residential use. All storage of materials must be within a building or opaquely screened from the street and adjacent properties.

- **Cabinet shops and millwork shops** – Shops must be located a minimum of 500 feet from the property line of any existing residential use. All work must be done inside enclosed buildings and all storage of materials must be within a building or opaquely screened from the street and adjacent properties.
- **Car washes** – Structure must be located a minimum of five hundred (500) feet from the property line of any existing residential use. All lighting must be directed away from adjacent uses.
- **Dinner theatres with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control board.
- **Fraternal lodges with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control board.
- **Glass installation** – Structure must be located a minimum of three hundred (300) feet from the property line of any residential use.
- **Motor vehicle sales, service, and repair** – All vehicles and structures must be located a minimum of 500 feet from the property line of any existing residential use. All work must be done inside enclosed buildings and all storage of materials must be inside enclosed buildings.
- **Reception halls with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control board.
- **Trade schools** – All structures must be located a minimum of five hundred (500) feet from the property line of any residential use.

LC3 Light Commercial Three District (See Section 8.209c)

Permitted Uses – *Businesses in this district are limited to 150,000 square feet of floor area*

- Animal hospitals where all animals are kept inside a building
- Art galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Banks
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code
- Building material sales
- Car washes
- Cemeteries and mausoleums
- Child care centers
- Clubs
- Coin operated Laundromats (No dry cleaning facilities)
- Commercial horse stables
- Commercial recreation facilities subject to Section 4.101
- Conservation areas, nature or game preserves
- Country Clubs
- Dry cleaners – No on-premise cleaning
- Educational, religious and philanthropic institutions
- Farmers markets
- Financial institutions with or without drive-thrus
- Funeral homes
- Gas stations – self serve
- Gas stations – full-serve

- Glass installation
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Greenhouses, commercial
- Health clubs
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals
- Hotels and motels
- Housing for the elderly
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (*Ord. 9924, 6-8-94*)
- Laboratories
- Lumber yards
- Medical clinics
- Mini-storage facilities
- Motor vehicle sales, service and repair – must be located on a minimum of 300 feet from the property line of any existing residential use.
- Movie studio with no outdoor storage
- Movie theatres
- Multi-family residential
- Nurseries, commercial
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal service and retail shops
- Pilot Juvenile Diagnostic Development Centers – must be located a minimum of 500 feet from the property line of any existing residential use.
- Public open space
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Repair and service shops – limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Restaurants
- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Snowball stands
- Special homes
- Stadiums and arenas
- Wireless transmitting and receiving

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Cabinet shops and millwork shops** – Shops must be located a minimum of five hundred (500) feet from the property line of any existing residential use.
- **Dinner theatres with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- **Fraternal lodges with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- **Heavy equipment sales and service** – All equipment and structures must be located a minimum of five hundred (500) feet from the property line of any existing residential use. Shall provide a six (6) foot solid fence around equipment storage areas.
- **Reception halls with alcohol** – Must be approved for an alcohol license by the Alcohol and Beverage Control Board.

C-AB-1 Commercial Alcoholic Beverage One District (See section 8.209.1)

Permitted Uses

- All uses permitted in the C1 and the LC-3 zoning districts
- Fraternal lodges serving alcohol
- Reception Hall serving alcohol
- Theaters serving alcohol
- Dinner theaters with alcohol
- Restaurants serving alcohol for consumption on the premises and whose primary purpose is to prepare meals for on premise consumption by the general public

Conditional Uses

- None

C2 Heavy Commercial District (See Section 8.210a)

Permitted Uses

- Animal hospitals and kennels – Animals may be kept outside.
- Apartment hotels
- Art galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Banks
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code
- Bulk dairy products retail
- Bus terminals
- Cabinet shops and millwork shops
- Car washes
- Cemeteries and mausoleums
- Child care centers
- Clubs
- Commercial horse stables
- Commercial recreation facilities
- Conservation areas, nature or game preserves

- Contractors
- Country clubs
- Duplexes
- Dinner theaters with alcohol
- Dry cleaners
- Educational, religious and philanthropic institutions
- Farmers markets
- Fraternal lodges with or without alcohol
- Funeral homes
- Garage apartments
- Gas stations – full serve
- Gas stations – self serve
- Glass installation
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Health clubs
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals
- Hotels and motels
- Housing for the elderly
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (*Ord. 9924, 6-8-94*)
- Laboratories
- Laundromats
- Medical clinics
- Medical laboratories
- Mini-storage facilities
- Mobile home parks
- Mobile homes – must be located within a mobile home park.
- Motor vehicle sales, service and repair
- Movie theatres
- Multi-family residential
- Nurseries, commercial
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal service shops
- Pilot Juvenile Diagnostic Development Centers – must be located a minimum of 500 feet from the property line of any existing residential use.
- Public open spaces
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Reception halls – Must be approved for an alcohol license by the Alcohol and Beverage Control Board

- Recreation facilities, commercial
- Rehabilitative or recovery care centers
- Repair and service shops – limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Research parks
- Restaurants
- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Service companies
- Single family dwellings
- Snowball stands
- Special homes
- Theaters – must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Town homes
- Wireless transmitting and receiving
- Zero lot residential

Conditional Uses

- None

HC1 Heavy Commercial One District (See Section 8.210a.1)

Permitted Uses – *Businesses in this district are limited to 250,000 gross square feet of floor area*

- Animal hospitals and kennels – Animals may be kept outside.
- Art galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Banks
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code
- Bus terminals
- Cabinet shops and millwork shops
- Car washes
- Cemeteries and mausoleums
- Child care centers
- Clubs
- Commercial horse stables
- Commercial recreation facilities
- Conservation areas, nature or game preserves
- Convention halls
- Contractors – No outdoor storage materials.
- Country clubs
- Dairy products processing
- Duplexes
- Dry cleaners

- Educational, religious and philanthropic institutions
- Farmers markets
- Fraternal lodges with or without alcohol
- Funeral homes
- Furniture assemblies
- Gas stations – full serve
- Gas stations – self serve
- Glass installation
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Health clubs
- Heavy equipment sales and service
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals
- Hotels and motels
- Housing for the elderly
- Indoor Firing Ranges – firing range structures must be located a minimum of 300 feet from the property line of any residential use or any residential zoning district.
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (*Ord. 9924, 6-8-94*)
- Laboratories
- Laundromats
- Lumber yards
- Medical clinics
- Medical laboratories
- Mini-storage facilities
- Mobile home parks
- Mobile homes – must be located within a mobile home park.
- Motor vehicle sales, service and repair
- Movie studio with no outdoor storage
- Movie theatres
- Multi-family residential
- Nurseries, commercial
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal service shops
- Pilot Juvenile Diagnostic Development Centers – must be located a minimum of 500 feet from the property line of any existing residential use.
- Public open spaces
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Reception halls – Must be approved for an alcohol license by the Alcohol and Beverage Control Board

- Recreation facilities, commercial
- Rehabilitative or recovery care centers
- Repair and service shops – limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Research parks
- Restaurants
- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Service companies
- Snowball stands
- Special homes
- Theaters – must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Wireless transmitting and receiving

Conditional Uses

- None

HC2 Heavy Commercial Two District (See Section 8.210a.2)

Permitted Uses

- Animal hospitals and kennels-Animals may be kept outside.
- Art galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Banks
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Billboards and signs subject to Chapter 16 of the Unified Development Code
- Bus terminals
- Cabinet shops and millwork shops
- Car washes
- Cemeteries and mausoleums
- Child care centers
- Clubs
- Commercial horse stables
- Commercial recreation facilities
- Conservation areas, nature or game preserves
- Convention halls
- Contractors – No outdoor storage materials.
- Country clubs
- Dairy products processing
- Duplexes
- Dry cleaners
- Educational, religious and philanthropic institutions
- Farmers markets
- Fraternal lodges with or without alcohol
- Funeral homes

- Furniture assemblies
- Gas stations – full serve
- Gas stations – self serve
- Glass installation
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Health clubs
- Heavy equipment sales and service
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals
- Hotels and motels
- Housing for the elderly
- Indoor Firing Ranges – firing range structures must be located a minimum of 300 feet from the property line of any residential use or any residential zoning district.
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (*Ord. 9924, 6-8-94*)
- Laboratories
- Laundromats
- Lumber yards
- Medical clinics
- Medical laboratories
- Mini-storage facilities
- Mobile home parks
- Mobile homes - must be located within a mobile home park.
- Motor vehicle sales, service and repair
- Movie studio with no outdoor storage
- Movie theatres
- Multi-family residential
- Nurseries, commercial
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal service shops
- Pilot Juvenile Diagnostic Development Centers – must be located a minimum of 500 feet from the property line of any existing residential use.
- Public open spaces
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Reception halls – Must be approved for an alcohol license by the Alcohol and Beverage Control Board
- Recreation facilities, commercial
- Rehabilitative or recovery care centers
- Repair and service shops – limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside

enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.

- Research parks
- Restaurants
- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Service companies
- Snowball stands
- Special homes
- Theaters – must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Wireless transmitting and receiving facilities

Conditional Uses

- None

C-AB-2 Commercial Alcoholic Beverage Two District (See Section 8.210.1)

Permitted Uses

- All permitted uses in the C-AB-1, C2, and HC-2 zoning districts
- Bars and lounges
- Businesses involved in the sale or serving of alcoholic beverages for consumption on the premises

Conditional Uses

- None

C5 Business District (See Section 8.210b)

Permitted Uses

- Any uses permitted in previous districts
- Animal hospitals and kennels – Animals may be kept outside.
- Apartment hotels
- Art galleries
- Art studio – No outside production or storage.
- Assisted living facilities
- Banks
- Bars and Lounges
- Bed and breakfast home – limited to a maximum of four (4) guestrooms (See Chapter 2 Definitions).
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms (See Chapter 2 Definitions).
- Bulk dairy products retail
- Bus terminals
- Cabinet shops and millwork shops
- Car washes
- Cemeteries and mausoleums
- Child care centers
- Clubs
- Commercial horse stables
- Commercial recreation facilities
- Conservation areas, nature or game preserves
- Contractors

- Country clubs
- Duplexes
- Dinner theaters with alcohol
- Dry cleaners
- Educational, religious and philanthropic institutions
- Farmers markets
- Fraternal lodges with or without alcohol
- Funeral homes
- Garage apartments
- Gas stations – full serve
- Gas stations – self serve
- Glass installation
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Health clubs
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Home occupations
- Hospitals
- Hotels and motels
- Housing for the elderly
- Juvenile Diagnostic Development Centers for At Risk Youths established by the Department of Health and Hospitals (*Ord. 9924, 6-8-94*)
- Laboratories
- Laundromats
- Medical clinics
- Medical laboratories
- Mini-storage facilities
- Mobile home parks
- Mobile homes – must be located within a mobile home park.
- Motor vehicle sales, service and repair
- Movie theatres
- Multi-family residential
- Nurseries, commercial
- Nursing homes
- Offices
- Parking, multi-level and parking lots
- Personal service shops
- Pilot Juvenile Diagnostic Development Centers – must be located a minimum of 500 feet from the property line of any existing residential use.
- Public open spaces
- Public parks
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Reception halls – Must be approved for an alcohol license by the Alcohol and Beverage Control Board
- Recreation facilities, commercial

- Repair and service shops – limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside closed buildings. Shops not to exceed 2500 square feet of floor area.
- Research parks
- Restaurants
- Restaurants serving alcohol
- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Service companies
- Single family dwellings
- Snowball stands
- Special homes
- Theaters – must be approved for an alcohol license by the Alcohol and Beverage Control Board.
- Town homes
- Wireless transmitting and receiving
- Zero lot residential

Conditional Uses

- **Surface Parking**

CG Commercial Gaming, Legalized Gambling, and Games of Chance District (See Section 8.210.2)

Permitted Uses

- Any uses listed in the preceding zoning districts.
- Gaming, legalized gambling and games of chance
- Off-track betting parlors

Conditional Uses

- None

CW Commercial Warehousing District (See Section 8.210c)

Permitted Uses – *Indoor storage areas are limited to 100,000 gross square feet of area per lot.*

- Assembly of previously manufactured furniture and electronic components
- Assembly of previously manufactured parts – Noise levels must not exceed seventy decibels at the property line. No smoke may be emitted at periods of normal operation that exceed a density of Number One on Ringlemann's scale. No odors, gas fumes may be emitted beyond the property line. All vehicular use areas shall have dust free paving.
- Billboards
- Bulk dairy products retail
- Cabinet shops and millwork shops
- Cold storage or refrigerating plants
- Contractors
- Distribution
- Financial Institutions
- Heavy equipment sales and service
- Laboratories
- Mini-storage facilities

- Motor vehicle sales, service and repair
- Movie studio with no outdoor storage
- Offices
- Off-street parking
- Parking facilities, multi-level
- Parking lots
- Petroleum products, bulk terminals
- Public open spaces
- Public parks
- Railroad freight terminals
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Recreation facilities, commercial
- Repair and service shops – Limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside enclosed buildings.
- Research parks
- Restaurants
- Retail sales
- Service companies
- Truck terminals
- Warehouses or storage buildings
- Wholesale trade
- Wireless transmitting and receiving facilities

Conditional Uses

- None

Prohibited Uses

- Residential Uses

CW1 Commercial Warehousing One District (See Section 8.210c.1)

Permitted Uses – *Indoor storage areas are limited to 50,000 gross square feet of area per lot.*

- Assembly of previously manufactured furniture and electronic components
- Assembly of previously manufactured parts – Noise levels must not exceed seventy decibels at the property line. No smoke may be emitted at periods of normal operation that exceed a density of Number One on Ringlemann's scale. No odors, gas fumes may be emitted beyond the property line. All vehicular use areas shall have dust free paving.
- Billboards
- Bulk dairy products retail
- Cabinet shops and millwork shops
- Cold storage or refrigerating plants
- Contractors
- Distribution
- Financial Institutions
- Heavy equipment sales and service
- Laboratories

- Mini-storage facilities
- Motor vehicle sales, service and repair
- Movie theater with no outdoor storage
- Offices
- Off-street parking
- Parking facilities, multi-level
- Parking lots
- Petroleum products, bulk terminals
- Public open spaces
- Public parks
- Railroad freight terminals
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Recreation facilities, commercial
- Repair and service shops – Limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside enclosed buildings.
- Research parks
- Restaurants
- Retail sales
- Service companies
- Truck terminals
- Warehouses or storage buildings
- Wholesale trade
- Wireless transmitting and receiving facilities

Conditional Uses

- None

Prohibited Uses

- Residential Uses

CW2 Commercial Warehousing Two District (See Section 8.210c.2)

Permitted Uses – *Indoor storage areas are limited to between 50,001 and 100,000 gross square feet of area per lot.*

- Assembly of previously manufactured furniture and electronic components
- Assembly of previously manufactured parts – Noise levels must not exceed seventy decibels at the property line. No smoke may be emitted at periods of normal operation that exceed a density of Number One on Ringlemann's scale. No odors, gas fumes may be emitted beyond the property line. All vehicular use areas shall have dust free paving.
- Billboards
- Bulk dairy products retail
- Cabinet shops and millwork shops
- Cold storage or refrigerating plants
- Contractors
- Distribution
- Financial Institutions
- Heavy equipment sales and service

- Laboratories
- Mini-storage facilities
- Motor vehicle sales, service and repair
- Movie studio with no outdoor storage
- Offices
- Off-street parking
- Parking facilities, multi-level
- Parking lots
- Petroleum products, bulk terminals
- Public open spaces
- Public parks
- Railroad freight terminals
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Recreation facilities, commercial
- Repair and service shops – Limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside enclosed buildings.
- Research parks
- Restaurants
- Retail sales
- Service companies
- Truck terminals
- Warehouses or storage buildings
- Wholesale trade
- Wireless transmitting and receiving facilities

Conditional Uses

- None

Prohibited Uses

- Residential Uses

CW3 Commercial Warehousing Three District (See Section 8.210c.3)

Permitted Uses – *Indoor storage areas are limited to over 100,000 gross square feet of area per lot.*

- Assembly of previously manufactured furniture and electronic components
- Assembly of previously manufactured parts – Noise levels must not exceed seventy decibels at the property line. No smoke may be emitted at periods of normal operation that exceed a density of Number One on Ringlemann's scale. No odors, gas fumes may be emitted beyond the property line. All vehicular use areas shall have dust free paving.
- Billboards
- Bulk dairy products retail
- Cabinet shops and millwork shops
- Cold storage or refrigerating plants
- Contractors
- Distribution
- Financial Institutions

- Heavy equipment sales and service
- Laboratories
- Mini-storage facilities
- Motor vehicle sales, service and repair
- Movie studio with no outdoor storage
- Offices
- Off-street parking
- Parking facilities, multi-level
- Parking lots
- Petroleum products, bulk terminals
- Public open spaces
- Public parks
- Railroad freight terminals
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Recreation facilities, commercial
- Repair and service shops-Limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings and all storage of materials must be inside enclosed buildings.
- Research parks
- Restaurants
- Retail sales
- Service companies
- Truck terminals
- Warehouses or storage buildings
- Wholesale trade
- Wireless transmitting and receiving facilities
- All permitted uses in the CW 1 District

Conditional Uses

- None

Prohibited Uses

- Residential Uses

M1 Light Industrial District (See Section 8.211)

Permitted Uses

- Animal hospitals and kennels – Animals may be kept outside.
- Art galleries
- Art studio – No outside production or storage
- Billboards
- Bookbinderies
- Bottled gas sales and/or service
- Bulk dairy products retail
- Bus terminals
- Cabinet shops and millwork shops
- Car washes
- Cemeteries and mausoleums
- Child care centers

- Clubs
- Cold storage or refrigerating plants
- Concrete mixing or batching plants
- Contractors storage yards
- Dry cleaners
- Educational, religious, and philanthropic institutions
- Farmers' markets
- Financial Institutions
- Food products manufacturing
- Foundry, casting lightweight nonferrous metal (no brass, manganese, bronze, zinc)
- Funeral homes
- Gas stations, full-serve
- Gas stations, self-serve
- Glass installation
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Grain elevators
- Greenhouses, commercial
- Health clubs
- High-Tech manufacturing – non-routine economic activities directed toward developing new products and processes and toward small-volume production of innovative products and services.
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Hospitals
- Hotels and motels
- Indoor Firing Range – firing range structures must be located a minimum of 300 feet from the property line of any residential use or any residential zoning district.
- Medical clinics
- Medical laboratories
- Motor vehicle sales, service and repair
- Movie studio with no outdoor storage
- Movie studio with outdoor storage
- Nurseries, commercial
- Open storage
- Personal service shops
- Poultry processing plants – with consent of neighbors
- Railroad freight terminals
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Recreation facilities, commercial
- Retail sales
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Storage of wrecked vehicles, temporarily for a maximum of 180 days for insurance purposes only
- Television and Radio broadcasting transmitters
- Well drilling services
- Wireless transmitting and receiving facilities

Conditional Uses

- None

Prohibited Uses

- Residential
- Adult businesses
- Commercial gaming
- Junk and auto salvage yards
- Sale or serving of alcoholic beverages for consumption on the premises

M2 Heavy Industrial District (See Section 8.212)**Permitted Uses**

- Animal hospitals and kennels – Animals may be kept outside.
- Art galleries
- Art studio – No outside production or storage
- Bars and lounges
- Billboards
- Bookbinderies
- Bottled gas sales and/or service
- Bulk dairy products retail
- Bus terminals
- Cabinet shops and millwork shops
- Car washes
- Cemeteries and mausoleums
- Child care centers
- Clubs
- Cold storage or refrigerating plants
- Concrete mixing or batching plants
- Contractors storage yards
- Dry cleaners
- Educational, religious, and philanthropic institutions
- Farmers' markets
- Financial Institutions
- Food products manufacturing
- Foundry, casting lightweight nonferrous metal (no brass, manganese, bronze, zinc)
- Funeral homes
- Gas stations, full-serve
- Gas stations, self-serve
- Glass installation
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Grain elevators
- Greenhouses, commercial
- Health clubs
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Hospitals
- Hotels and motels
- Indoor Firing Range – firing range structures must be located a minimum of 300 feet from the property line of any residential use or any residential zoning district.

- Junk yards, auto salvage or scrap yards
- Medical clinics
- Medical laboratories
- Motor vehicle sales, service and repair
- Nurseries, commercial
- Personal service shops
- Railroad freight terminals
- Railroad passenger terminals
- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Recreation facilities, commercial
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Storage of wrecked vehicles, temporarily for a maximum of 180 days for insurance purposes only
- Television and Radio broadcasting transmitters
- Well drilling services
- Wireless transmitting and receiving facilities

Conditional Uses

- None

Prohibited Uses

- Residential
- Adult businesses
- Commercial gaming

Rural District (See Section 8.213)

Permitted Uses

- Agricultural or farming activities
- Single family dwellings
- Conservation Areas, nature or game
- Country clubs – A site of at least five (5) acres with all activities and parking to be kept at least 50 feet from side and rear property lines.
- Golf courses, ancillary facilities including club house, pro shop, restaurant, and maintenance facilities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Historic site tours and exhibitions – site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.
- Grain elevators
- Home occupations
- Hospitals – Site must be at least ten (10) acres or more and buildings shall not occupy more than ten (10) percent of the site area, and that buildings be setback from all yard lines a distance of at least one foot for each foot of building height. Must be located on a major street.
- Mobile homes – See Section 8.213 special requirements.
- Public open spaces
- Public parks
- Railroad passenger terminals

- Railroad rights-of-way with tracks and auxiliary facilities for track operation (but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses and fueling, or other maintenance uses).
- Roadside sale of fruits and vegetables grown on the site where offered for sale
- Storage of farm products

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Above Ground Pipeline facility** – for the transport of product (but not including storage of bulk materials) with land area containing more than one-half acre.
- **Bed and breakfast home** – Limited to four (4) guestrooms within National Register Historic Districts or Sites or homes listed on the National Register of Historic Places or within homes a minimum of fifty (50) years old. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. No signage is allowed. Must be owner occupied unless located on a tract of five (5) acres or more. Shall be located on a lot or tract with a minimum size of one (1) acre. Guests are limited to a maximum stay of seven (7) consecutive days. Homes that qualify based upon the fifty (50) year old requirement shall not be located within a recognized residential subdivision unless the lot has frontage on a designated major street.
- **Cemeteries, columbaria and mausoleums** – Must be located on a major street. Shall not be located within a recognized residential subdivision.
- **Childcare centers** – operation are between 6:30 a.m. and 6:30 p.m. A six (6) foot solid wooden fence is required between adjacent residences and outdoor play areas. No signage is allowed. Must be owner occupied. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. Shall not be located within a recognized residential subdivision.
- **Commercial horse stables and equestrian facilities** – Shall not be located within a recognized residential subdivision.
- **Educational, religious, and philanthropic institutions** – Plan Review is required for all such uses. Site Plan criteria shall be submitted as required in Section 4.101 Plan Review of the Unified Development Code.
- **Outdoor Shooting Ranges, including Skeet Shooting Ranges**
 - a. A minimum of 45 acres shall be required.
 - b. All shooting stations, targets, and firing lines shall be at least ½ mile (2,640 feet) from any existing place of any daycare facility, educational or religious institution, or occupied dwelling.
 - c. The entire perimeter of the property shall be enclosed within a fence designed to restrict access to the designated shooting area.
 - d. Properties where target shooting is proposed to be permitted shall comply with the following regulations, in addition to those listed above:
 - (1) The perimeter of the designated shooting area shall be planted with a buffer consisting of at least three staggered rows of a mix of evergreen and deciduous trees, understory bushes, and grasses planted as a series of windbreaks.
 - (2) An embankment consisting of a core material of compacted soil, rock, or crushed cement covered by rock-free earth and planted with grasses shall be provided along the entire length of any target line to serve as a backstop. The embankment shall be not less than 20 feet

in height and not less than four feet in thickness at the top. It shall maintain a 1:1 slope or be terraced with timber or log retaining walls and shall be topped with an earthen mound.”

- **Reception Halls with alcohol** - This use is only allowed in the designated zoning district if approved through the granting of a conditional use permit by the Metropolitan Council (Major Conditional Use). Shall not be located within a recognized residential subdivision.
- **Reception Halls without alcohol** - Shall not be located within a recognized residential subdivision.
- **Respite care centers**
- **Snowball stands**
- **Wireless transmitting and receiving facilities**

RE/A 1 Residential Estate/Agriculture One District (See Section 8.213(a)(1))

Permitted Uses – *All lots in a development shall be a minimum of one (1) acre*

- Single family residential
- Agricultural activities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Above Ground Pipeline facility** – for the transport of product (but not including storage of bulk materials) with land area containing more than one-half acre.
- **Bed and breakfast home** – Limited to four (4) guestrooms within National Register Historic Districts or Sites or homes listed on the National Register of Historic Places or within homes a minimum of fifty (50) years old. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. No signage is allowed. Must be owner occupied unless located on a tract of five (5) acres or more. Shall be located on a lot or tract with a minimum size of one (1) acre. Guests are limited to a maximum stay of seven (7) consecutive days. Homes that qualify based upon the fifty (50) year old requirement shall not be located within a recognized residential subdivision unless the lot has frontage on a designated major street.
- **Cemeteries, columbaria and mausoleums** – Must be located on a major street. Shall not be located within a recognized residential subdivision.
- **Commercial horse stables and equestrian facilities** – Shall not be located within a recognized residential subdivision.
- **Educational, religious, and philanthropic institutions** – Plan Review is required for all such uses. Site Plan criteria shall be submitted as required in Section 4.101 Plan Review of the Unified Development Code.
- **Recreational facilities** – Only monument signs allowed. Any facility located adjacent to a recognized residential subdivision must provide a Buffer Yard B as shown on Appendix D-4 of this Code.
- **Wireless transmitting and receiving facilities** – Shall follow the requirements for Wireless Site Plan approval in Section 14.4.

RE/A 2 Residential Estate/Agriculture Two District (See Section 8.213(a)(2))

Permitted Uses – *All lots in a development shall be a minimum of two (2) acres*

- Single family residential
- Agricultural activities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Above Ground Pipeline facility** – for the transport of product (but not including storage of bulk materials) with land area containing more than one-half acre.
- **Bed and breakfast home** – Limited to four (4) guestrooms within National Register Historic Districts or Sites or homes listed on the National Register of Historic Places or within homes a minimum of fifty (50) years old. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. No signage is allowed. Must be owner occupied unless located on a tract of five (5) acres or more. Shall be located on a lot or tract with a minimum size of one (1) acre. Guests are limited to a maximum stay of seven (7) consecutive days. Homes that qualify based upon the fifty (50) year old requirement shall not be located within a recognized residential subdivision unless the lot has frontage on a designated major street.
- **Cemeteries, columbaria and mausoleums** – Must be located on a major street. Shall not be located within a recognized residential subdivision.
- **Commercial horse stables and equestrian facilities** – Shall not be located within a recognized residential subdivision.
- **Educational, religious, and philanthropic institutions** – Plan Review is required for all such uses. Site Plan criteria shall be submitted as required in Section 4.101 Plan Review of the Unified Development Code.
- **Recreational facilities** – Only monument signs allowed. Any facility located adjacent to a recognized residential subdivision must provide a Buffer Yard B as shown on Appendix D-4 of this Code.
- **Wireless transmitting and receiving facilities** – Shall follow the requirements for Wireless Site Plan approval in Section 14.4.

RE/A 3 Residential Estate/Agriculture Three District (See Section 8.213(a)(3))

Permitted Uses – *All lots in a development shall be a minimum of three (3) acres*

- Single family residential
- Agricultural activities
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.

Conditional Uses (See Section 4.101 – Site Plan Review and Section 8.106 Conditional Uses)

- **Above Ground Pipeline facility** – for the transport of product (but not including storage of bulk materials) with land area containing more than one-half acre.
- **Bed and breakfast home** – Limited to four (4) guestrooms within National Register Historic Districts or Sites or homes listed on the National Register of Historic Places or within homes a minimum of fifty (50) years old. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences. No signage is allowed. Must be owner occupied unless located on a tract of five (5) acres or more. Shall be located on a lot or tract with a minimum size of one (1) acre. Guests are limited to a maximum stay of seven (7) consecutive days. Homes that qualify based upon the fifty (50) year old requirement shall not be located within a recognized residential subdivision unless the lot has frontage on a designated major street.
- **Cemeteries, columbaria and mausoleums** – Must be located on a major street. Shall not be located within a recognized residential subdivision.
- **Commercial horse stables and equestrian facilities** – Shall not be located within a recognized residential subdivision.
- **Educational, religious, and philanthropic institutions** – Plan Review is required for all such uses. Site Plan criteria shall be submitted as required in Section 4.101 Plan Review of the Unified Development Code.

- **Recreational facilities** – Only monument signs allowed. Any facility located adjacent to a recognized residential subdivision must provide a Buffer Yard B as shown on Appendix D-4 of this Code.
- **Wireless transmitting and receiving facilities** – Shall follow the requirements for Wireless Site Plan approval in Section 14.4.

GU Governmental Use District (See Section 8.214)

Permitted Uses

- Civic Center Buildings and facilities including auditorium(s), coliseum(s), and exhibition and convention center(s).
- Cultural buildings and facilities including museums, art centers, libraries, music centers, and similar cultural facilities and exhibition uses.
- Governmental buildings and facilities, Police, Fire, EMS, libraries, Post Office, offices and other facilities utilized for governmental functions and activities.
- Parking facilities, multi-level
- Parking lots
- Public open spaces including parks and recreation facilities and plazas.

Conditional Uses

- None

X Adult Businesses District (See Section 8.215)

Permitted Uses

- Adult bookstores
- Adult motion picture theaters
- Exotic dancers

Conditional Uses

- None

Planned Unit Development (See Section 8.216.H)

Permitted Uses

- All zoning districts except X. See definition of assembly in Chapter 2.

Small Planned Unit Development (See Section 8.216.I)

Permitted Uses

- Zoning districts A1 through M1. See definition of assembly in Chapter 2.

Infill/Mixed Use Small Planned Unit Development (See Section 8.216.J)

Permitted Uses

- Zoning districts A1 through C5. See definition of assembly in Chapter 2.

Traditional Neighborhood Development (See Section 8.217)

Permitted Uses

- All zoning districts except X and M2. See definition of assembly in Chapter 2.

Urban Design District One (See Section 8.218)

Permitted Uses

- Financial institutions without drive-thru.
- Medical clinics (no public visitation after 9:00 P.M.)
- Offices
- Public open spaces
- Public parks

Conditional Uses

- None

Urban Design District Two (See Section 8.219)

Permitted Uses

- Permitted uses in Neighborhood Office zoning districts, not including the following:
 - Animal hospitals
 - Child care centers
 - Schools or preschools
 - Governmental facilities
 - Parking lots
 - Public open spaces
 - Public parks
 - Financial institutions without drive-thrus and without walk-up ATMS that operate beyond normal business hours.

Conditional Uses

- None

Urban Design District Three (See Section 8.220)

Permitted Uses

- Animal hospitals – all animals are kept inside a building.
- Art Galleries
- Art studio – No outside production or storage
- Bed and breakfast inns – limited to a maximum of ten (10) guestrooms
- Child care centers
- Financial institutions without drive-thrus
- Medical clinics
- Nursing homes
- Offices
- Personal services and retail shops
- Restaurant
- Restaurant serving alcohol
- Retail sales

Conditional Uses

- None

Urban Design District Four (See Section 8.221)

Permitted Uses

- Single family residential
- Townhomes and duplexes
- Office buildings with a maximum of 6,000 gross square feet of floor area

Conditional Uses

- None