

# ZONING

## 128 Attachment 7

### Official Table of Use Regulations by General Zoning Districts

[Amended 12-10-2010 by Ord. No. 615, effective 12-16-2010; 10-6-2011 by Ord. No. 637, effective 10-16-2011; 3-7-2013 by Ord. No. 651, effective 3-17-2013; 3-12-2015 by Ord. No. 665; 4-2-2015 by Ord. No. 667; 5-4-2015 by Ord. No. 669]

**KEY**

P – Permitted use within zoning district

C – Permitted use subject to conditions required by the Planning Commission (site plan review and approval required)

E – Use subject to special exception from the Board of Appeals (site plan review and approval, and Planning Commission recommendation required)

Uses marked with an asterisk (\*) indicate that use is subject to supplemental development standards as detailed in Article XI.

|  | Zoning Districts |    |    |    |     |    |     |   |    |    |    |    |
|--|------------------|----|----|----|-----|----|-----|---|----|----|----|----|
|  | SR               | TR | MR | GC | CBC | CM | RHC | I | PN | MI | RA | RP |
| <b>RESIDENTIAL</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Single-family detached                                     | P                | P  | P  | P  | P   | P  |     |   | P  | P  | P  |    |
| Manufactured home park/subdivision*                        |                  |    | E  |    |     |    |     |   |    |    |    |    |
| Two-family conversion of single-family house*              |                  |    |    |    |     |    |     |   |    |    |    |    |
| Accessory apartment in combination with primary residence* | C                | C  | C  | C  | C   | C  |     |   | P  | C  | C  |    |
| Accessory apartment in combination with commercial use*    |                  |    |    | C  | C   | C  |     |   | P  |    |    |    |
| Duplex*  |                  |    | C  | C  | C   |    |     |   | P  | C  |    |    |
| Multifamily conversion of single-family house              |                  |    |    |    |     |    |     |   |    |    |    |    |
| Townhouses*  |                  |    | C  | E  | E   |    |     |   | P  | C  |    |    |
| Apartments*  |                  |    | C  | E  | E   |    |     |   | P  | C  |    |    |
| Homes for disabled or infirm                               | E                | E  | E  | E  | E   | P  |     |   | E  | E  |    |    |
| Nursing care, intermediate care homes*                     | E                | E  | E  | E  | E   | P  |     |   | E  | E  |    |    |
| Adult assisted living*                                     |                  |    | C  | E  | E   |    |     |   |    |    |    |    |

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|--|------------------|----|----|----|-----|----|-----|---|----|----|----|----|
|  | SR               | TR | MR | GC | CBC | CM | RHC | I | PN | MI | RA | RP |
| Child care, family*  | P                | P  | P  | P  | P   | P  | P   |   | P  | P  | P  |    |
| Rooming houses, boardinghouses   |                  |    | E  | C  | C   |    |     |   | E  | E  |    |    |
| Tourist home and other temporary residences renting by the day or week (bed-and-breakfast)   | E                | E  | E  | C  | C   |    | C   |   | E  | E  |    |    |
| Temporary emergency, construction and repair residences*   | P                | P  | P  | P  | P   | P  | P   | P | P  | P  | P  | P  |
| Guesthouse   | P                | P  | P  |    |     |    |     |   | P  | P  | P  |    |
| Farm caretaker home*   |                  |    |    |    |     |    |     |   |    |    | C  |    |
| Home occupation*   | C                | C  | C  | C  | C   | C  |     |   | C  | C  | C  |    |
| Planned residential development*   | E                | E  | C  |    |     |    |     |   |    | C  |    |    |
| <b>COMMERCIAL</b>  |                  |    |    |    |     |    |     |   |    |    |    |    |
| <b>Sales</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Adult-oriented business*   |                  |    |    |    |     |    |     | C |    |    |    |    |
| Viewing booth and live viewing booths  |                  |    |    |    |     |    |     |   |    |    |    |    |
| Agricultural machinery, service, supplies  |                  |    |    |    |     |    | C   | C |    | C  | E  |    |
| Neighborhood center*   | E                | E  | E  |    |     |    |     |   | E  |    |    |    |
| Lumber and/or other building materials   |                  |    |    |    |     |    | C   | C |    | C  |    |    |
| Retail shops and stores selling antiques, apparel, art supplies, beverages, books, cards, confections, dry goods, drugs, fabrics, floor covering, flowers, foodstuffs, furniture, garden supplies, gifts, hardware, hobbies, household appliances, jewelry, luggage, musical instruments, novelties, paint, periodicals, records, shoes, sporting goods, fishing supplies, boating and marine supplies and equipment, stationery, tobacco, and other miscellaneous related items which generate typical retail traffic volumes |                  |    |    | C  | C   | C  | C   | E | C  | E  |    |    |
| Convenience store and other retail uses designed to attract a large volume of stop-and-go traffic  |                  |    |    | C  | E   |    | C   |   | C  |    |    |    |
| Supermarket (retail and wholesale)   |                  |    |    | C  |     |    | C   |   | E  |    |    |    |
| Department store (retail and wholesale)  |                  |    |    | C  | C   |    | C   |   | C  |    |    |    |

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|  | SR               | TR | MR | GC | CBC | CM | RHC | I | PN | MI | RA | RP |
| Yard sales and garage sales, so long as such sales are not conducted on the same lot for more than three days (whether consecutive or not) during any ninety-day period  | P                | P  | P  | P  | P   | P  | P   |   | P  | P  | P  |    |
| Wholesale or warehouse establishments (under 20,000 square feet)   |                  |    |    |    | E   |    | C   | C |    | C  |    |    |
| Wholesale or warehouse establishments (20,000 square feet and over)  |                  |    |    |    |     |    | C   | E |    | E  |    |    |
| <b>OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE Sales</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Operations designed to attract and serve customers or clients on the premises, such as the office of attorneys, physicians, other professionals, insurance and stock brokers, travel agents, government office buildings, etc. |                  |    | E  | C  | C   | C  | C   |   | E  | E  |    |    |
| Operations designed to attract little or no customers or client traffic other than employees of the entity operating the principal use   |                  |    | E  | C  | C   |    | C   |   | E  | E  |    |    |
| Banks with drive-in windows  |                  |    |    | C  | C   |    | C   |   | P  | E  |    |    |
| <b>RESTAURANT</b>  |                  |    |    |    |     |    |     |   |    |    |    |    |
| No substantial carry-out or delivery service, no service or consumption outside fully enclosed structure   |                  |    |    | C  | C   |    | C   |   | P  |    |    |    |
| No substantial carry-out or delivery service; no drive-in service; service or consumption outside of fully enclosed structure allowed  |                  |    |    | C  | C   |    | C   |   | P  |    |    |    |
| Carry-out and delivery service, service or consumption outside fully enclosed structure allowed  |                  |    |    | E  | C   |    | C   |   | E  |    |    |    |
| Riverfront restaurant  |                  |    |    |    |     |    |     |   |    |    |    | C  |
| Bar/nightclub, no carry-out service  |                  |    |    | E  | E   |    | C   |   | C  |    |    |    |
| Bar/nightclub, carry-out service   |                  |    |    | E  | E   |    | E   |   | C  |    |    |    |
| Microbrewery, microdistillery, microwinery, coffee roasting  |                  |    |    | C  | C   |    | C   |   | C  |    |    | C  |
| Liquor store   |                  |    |    | E  | C   |    | C   |   | C  |    |    |    |
| Barbershop/beauty salon  |                  |    |    | C  | C   |    | C   |   | C  |    |    |    |

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| Tattoo parlor   |                  |    |    | C  | E   |    | C   |   |    |    |    |    |
| Funeral home  |                  |    |    | C  | C   |    | C   |   | E  |    |    |    |
| Motel/hotel   |                  |    |    | C  | C   |    | C   |   | E  |    |    |    |
| Laundromat and dry cleaning   |                  |    |    | C  | C   |    | C   |   |    |    |    |    |
| Laundromat (self service)   |                  |    |    | C  | C   |    | C   |   | E  |    |    |    |
| General service and repair establishments, provided that no outside storage of material is permitted  |                  |    |    | C  | C   |    | C   | C | E  | C  |    |    |
| Motor vehicle and boat sales or rental*   |                  |    |    | E  |     |    | C   | C |    | C  |    |    |
| Manufactured home sales   |                  |    |    |    |     |    | E   | E |    | E  |    |    |
| Motor vehicle repair and maintenance, not including substantial body work   |                  |    |    | E  |     |    | C   | C |    | C  |    |    |
| Motor vehicle painting and body work  |                  |    |    | E  |     |    | C   | C |    | E  |    |    |
| Gas sales*  |                  |    |    | C  | E   |    | C   |   | C  |    |    |    |
| Neighborhood filling station  |                  |    |    |    |     |    |     |   |    |    |    |    |
| Car wash*   |                  |    |    | E  |     |    | C   |   | E  |    |    |    |
| Scrap materials, salvage yards, junkyards and automobile graveyards   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Hospital clinic for large or small animals*   |                  |    |    | C  |     |    | C   |   |    |    | C  |    |
| Veterinary  |                  |    |    | C  |     |    | C   |   |    |    | C  |    |
| Kennel  |                  |    |    | C  |     |    | C   |   |    |    | E  |    |
| <b>OTHER COMMERCIAL</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Child or adult care centers*  | C                | C  | C  | C  | C   | C  | C   |   | C  | C  |    | C  |
| Child care centers within a business*   |                  |    |    | C  | C   | C  | C   | C |    | C  |    |    |
| Truck filling station, repair or service shop   |                  |    |    |    |     |    | C   | C |    |    |    |    |
| <b>INDUSTRIAL</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Industrial park*  |                  |    |    |    |     |    |     | C |    |    |    |    |
| General light manufacturing or fabricating, including processing, cleaning, testing and distribution of materials, foodstuffs and products* |                  |    |    |    |     |    | E   | C |    | C  |    |    |

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| Any manufacturing, compounding, processing, packaging, treatment or distribution of products which may, in the opinion of the Zoning Administrator, have accompanying hazards such as fire, explosion, noise, vibration, dust, pollution or the emission of smoke, odor, wastes or toxic gases (heavy industry)  |                  |    |    |    |     |    |     |   |    |    |    |    |
| <b>AGRICULTURE, SILVICULTURAL, MINING OR QUARRYING OPERATIONS</b>  |                  |    |    |    |     |    |     |   |    |    |    |    |
| Agricultural operations, excluding livestock   |                  |    |    |    |     |    | E   |   |    |    | P  |    |
| Silvicultural operations   |                  |    |    |    |     |    | E   |   |    |    | P  |    |
| Mining or quarrying operations, including on-site sales of products  |                  |    |    |    |     |    |     |   |    |    | E  |    |
| Reclamation landfill   |                  |    |    |    |     |    |     |   |    |    |    |    |
| <b>STORAGE AND PARKING</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Automobile parking garages or parking lots not located on a lot on which there is another principal use to which parking is related  |                  |    |    | C  | C   |    | C   |   |    |    |    |    |
| Storage of goods not related to sale or use of those goods on the same lot where they are stored*  |                  |    |    |    |     |    |     |   |    |    |    |    |
| All storage within completely enclosed structure   |                  |    |    | C  | C   | C  | C   | C |    | C  |    |    |
| Storage outside completely enclosed structures   |                  |    |    |    |     |    | E   | E |    | E  |    |    |
| Parking of vehicles or storage of equipment outside enclosed structures where:<br>(a) vehicles or equipment are owned and used by person making use of the lot, and<br>(b) parking or storage is more than a minor and incidental part of the overall use made of the lot; parking or storage of waste removal vehicles and equipment is not included* |                  |    |    |    |     |    | C   | C |    | C  |    |    |
| <b>INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area*  | E                | E  | E  | E  |     |    | C   | C |    |    |    |    |

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| Nursing care institutions, intermediate care institutions, disabled or infirm institutions, child-care institutions   | E                | E  | E  | E  |     | C  | E   |   | E  |    |    |    |   |
| Institutions (other than halfway houses) where intellectually disabled persons are housed   |                  |    | E  | E  | E   | C  |     |   | E  |    |    |    |   |
| Group homes, private  |                  |    | E  | E  | E   | C  |     |   | E  |    |    |    |   |
| Group home/halfway house*   |                  |    | E  | E  | E   | C  |     |   | E  |    |    |    |   |
| Group home/disabled or infirm home  |                  |    | E  | E  | E   | C  |     |   | C  |    |    |    |   |
| Clinics, less than 10,000 square feet, health and dental care*  | E                | E  | E  | C  | C   | C  | C   |   | E  |    |    |    |   |
| Clinics, less than 10,000 square feet, substance abuse*   |                  |    |    |    |     | C  |     |   |    |    |    |    |   |
| <b>EMERGENCY SERVICES</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |   |
| Police stations   | E                | E  | E  | E  | E   | E  | E   | E | E  | E  |    |    |   |
| Fire stations   | E                | E  | E  | E  | E   | E  | E   | E | E  | E  |    |    |   |
| Rescue squad, ambulance service   | E                | E  | E  | E  | E   | E  | E   | E | E  | E  |    |    |   |
| Civil defense operation   | E                | E  | E  | E  | E   | E  | E   | E | E  | E  | E  |    |   |
| <b>SEMIPUBLIC USES, EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |   |
| Elementary or secondary school and associated grounds and facilities  | C                | C  | C  | C  | C   | C  | C   | C | E  | C  | E  | C  | C |
| Trade or vocational schools   | E                | E  | C  | C  | C   | C  | C   | C | E  | C  | E  | C  | C |
| Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)   | C                | C  | C  | C  | C   | C  | C   | C | E  | C  | E  | C  | C |
| Churches, synagogues and temples (including associated residential structures), religious personnel and associated buildings, but not including elementary school or secondary school buildings | C                | C  | C  | C  | C   | C  | C   | C | E  | C  | E  | C  | C |
| Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)   |                  |    |    |    |     |    |     |   |    |    |    |    |   |

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|   | SR               | TR | MR | GC | CBC | CM | RHC | I | PN | MI | RA | RP |
| Located within a building designed and previously occupied as a residence or within a building having a gross floor area not exceeding 3,500 square feet  | C                | C  | C  | C  | C   | C  | C   |   | C  | E  | E  | C  |
| Located within any permissible structure  | E                | E  | E  | C  | C   | C  |     |   | E  | E  | E  | C  |
| Social, fraternal clubs and lodges, union halls and similar uses  | E                | E  | E  | E  | E   |    |     |   | E  | E  |    | C  |
| <b>RECREATION, AMUSEMENT, ENTERTAINMENT</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses   |                  |    | E  | C  | C   |    | C   | E | E  | E  |    | E  |
| Movie theaters  |                  |    |    | C  | C   |    | C   |   | E  |    |    |    |
| Coliseums, stadiums and similar facilities  |                  |    |    |    |     |    | E   | E |    |    |    |    |
| Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development*  | E                | E  | E  |    |     |    | E   | E | E  | E  |    | E  |
| Publicly owned and operated outdoor recreation facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, boat landings and ramps, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school | E                | E  | E  |    |     |    | C   | C | E  | C  |    | C  |
| Golf driving ranges not accessory to golf course, par-3 golf courses, miniature golf courses, skateboard parks, water slides and similar uses   |                  |    |    |    |     |    | C   | C | E  |    |    | E  |
| Horseback riding; stables (not constructed pursuant to permit authorizing residential development)*   | E                |    |    |    |     |    |     | E | E  |    | E  | E  |
| Automobile, motorcycle and go-cart racing tracks  |                  |    |    |    |     |    | E   | E |    |    |    |    |
| Drive-in movie theaters   |                  |    |    |    |     |    | E   | E |    |    |    | E  |
| <b>MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Sanitary landfill   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Military reserve, National Guard centers  |                  |    |    |    |     |    |     |   |    |    |    |    |
| Utility facilities  |                  |    |    |    |     |    |     |   |    |    |    |    |
| Neighborhood  | C                | C  | C  | C  | C   | C  | C   | C | C  |    |    | C  |

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| Community or regional  |                  |    |    |    |     |    | C   | C |    |    |    | C  |
| <b>UNCLASSIFIED, MISCELLANEOUS</b>   |                  |    |    |    |     |    |     |   |    |    |    |    |
| Towers and antennas: 50 feet tall or less  | P                | P  | P  | P  | P   | P  | P   | P | P  | P  | P  |    |
| Towers and antennas: more than 50 feet tall  | E                | E  | E  | E  | E   | E  | E   | E | E  | E  | E  |    |
| Earth satellite antenna (satellite dish)   |                  |    |    |    |     |    |     |   |    |    |    |    |
| 24 inches or less in diameter  | P                | P  | P  | P  | P   | P  | P   | P | P  | P  | P  | P  |
| Greater than 24 inches in diameter   | E                | E  | E  | E  | E   | E  | E   | E | E  | E  |    |    |
| Post office  | E                | E  | E  | C  | C   | C  | C   | E | E  | E  |    |    |
| Airport  |                  |    |    |    |     |    |     | E |    |    |    |    |
| Open-air markets (farm and craft markets, produce markets)   |                  |    |    | C  | C   |    | C   |   |    |    | C  |    |
| Horticulture sales with outdoor displays   |                  |    |    | C  | C   |    | C   |   |    |    | C  |    |
| Cemetery   | C                |    |    |    |     |    |     |   |    |    |    |    |
| Crematorium  |                  |    |    |    |     |    |     | E |    |    |    |    |
| Temporary structures used in connection with the construction of a permanent building or for some nonrecurring purpose | P                | P  | P  | P  | P   | P  | P   | P | P  | P  | P  | P  |
| Bus station, train station   | E                |    |    | E  | E   |    | E   |   | E  |    |    |    |
| Commercial greenhouse operations*  |                  |    |    |    |     |    |     |   |    |    |    |    |
| No on-premises sales   | E                | E  | E  | C  |     |    | C   | C | E  |    | P  |    |
| On-premises sales permitted  |                  |    |    | C  |     |    | C   | C |    |    | P  |    |
| Special events   | C                | C  | C  | C  | C   | C  | C   |   | C  | C  | E  | E  |
| Off-premises signs   |                  |    |    |    |     |    | E   | E |    | E  |    |    |
| Vendor operations and peddlers*  | C                | C  | C  | C  | C   | C  | C   | C | C  | C  | C  | C  |
| Auction house (no vehicles sold)   |                  |    |    | E  |     |    | C   |   |    |    |    |    |
| Farmers' market*   |                  |    |    | C  | C   |    |     |   |    |    |    |    |
| Garden center  |                  |    |    | C  |     |    | C   |   | C  |    | C  |    |