

ZONING DISTRICT OVERVIEW CHART

RA (RESIDENTIAL ACREAGE) Art. 3

Principal Permitted Uses (PPU)

1. One family dwellings
2. Farms and greenhouses
3. Public parks/outdoor recreation facilities
4. Cemeteries
5. Schools
6. Home occupations
7. Accessory structures/uses
8. Family day care homes

Special Land Uses (SLU)

1. Raising of nursery plant materials
2. Dairies
3. Livestock
4. All Special Land Uses in R-1 to R-4
5. Occupancy of historical buildings by non-residential uses
6. Bed and Breakfast inns

R-1 Thru R-4 (RESIDENTIAL) Art. 4

Principal Permitted Uses (PPU)

1. One family dwellings
 2. Farms and greenhouses
 3. Public parks, outdoor recreation facilities
 4. Cemeteries (existing)
 5. Home occupations
 7. Keeping of horses/ponies
 8. Family day care homes
- #### Special Land Uses (SLU)
1. Churches
 2. Schools, public, parochial, & private
 3. Utility buildings
 4. Nursery schools, child care/adult day care/group day care
 5. Private non-commercial recreation, institutional/commercial recreation, nonprofit swimming pool
 6. Golf courses
 7. Colleges
 8. Private pools
 9. Cemeteries
 10. Railroad right-of-way
 11. Mortuary establishments
 12. Bed and Breakfast inns
 13. Accessory structures/uses

RT (TWO FAMILY RESIDENTIAL) Art. 5

Principal Permitted Uses (PPU)

1. All R-1 - R-4 PPU & SLU as regulated
2. Two-family dwellings (site built)
3. Shared elderly housing
4. Accessory structures/uses

RM-1 (LOW DENSITY MULTIPLE FAMILY RESIDENTIAL) Art. 6

Principal Permitted Uses (PPU)

1. All RT PPU & SLU as regulated
2. Multiple family dwellings

3. Independent/congregate elderly living
4. Accessory structures/uses to above

Special Land Uses (SLU)

1. Convelescent homes & child care facilities

Accessory structures/uses

RM-2 (HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL) Art. 7

Principal Permitted Uses (PPU)

1. All RM-1 PPU & SLU as regulated
2. Multiple family dwellings
3. Accessory structures/uses

Special Land Uses (SLU)

1. Retail & office use of multi-family development's residents only

MH (MOBILE HOMES) Art. 8

Principal Permitted Uses (PPU)

1. RT PPU & SLU as regulated
2. Mobile homes & Manufactured housing units
3. Mobile home condominium
4. One related office building for MHP
5. Laundry & storage buildings for MHP
6. Community buildings for MHP
7. MH sales

NCC (NON-CENTER COMMERCIAL) Art. 9

Principal Permitted Uses (PPU)

1. Retail business uses
 2. Retail business service uses
 3. Office uses (general, medical, financial)
 4. Sit-down restaurants
 5. Private clubs, fraternal org, lodge halls
 6. Public parks/outdoor recreation facilities
 7. Instructional Centers
 8. Similar uses
 9. Accessory structures/uses
- #### Special Land Uses (SLU)
1. RM-1 PPU
 2. Child day care/adult day care
 3. Places of worship
 4. Museums
 5. Vet hospitals/clinics
 6. Public utility buildings & uses

GE (GATEWAY EAST) Art. 9A

Principal Permitted Uses (PPU)

1. Office uses (general, medical, financial, real estate)
2. Sit-down restaurants
3. Public parks
4. Retail business uses
5. Retail business service uses
6. Funeral homes
7. Post office, mailing centers
8. Similar uses (determined by Council)
9. Accessory structures/uses

Special Development Option (SDO)

1. Multiple-family residential

2. Mixed-use building
3. Mixed-use development

EXPO (EXPOSITION) Art. 10

Principal Permitted Uses (PPU)

1. Expo facilities
2. Following as part of an expo facility:
 - hotel/motel, offices, museums theaters, non-fast food sit-down restaurants, recreation facilities, retail sales
3. Most I-1 uses (see Ordinance)
4. Accessory structures/uses

EXO (EXPO OVERLAY) Art. 1001A

Principal Permitted Uses (PPU)

1. All OST PPU & SLU as regulated
- #### Permitted Subject to Required Conditions
1. Expo (minimum 250,000 sf)
 2. Following as part of an expo facility:
 - hotel/motel, museum, theater non-fast food sit-down restaurant, retail sales, outside exhibits

OS-1 (OFFICE SERVICE) Art. 11

Principal Permitted Uses (PPU)

1. Office buildings
2. Medical offices
3. Facilities for human care
4. Financial institutions
5. Personal service
6. Off-street parking lots
7. Churches
8. Similar uses
9. Accessory structures/uses
10. Publicly owned parks, outdoor recreation facilities
11. Indoor fitness facilities (< 2,000 sf)

Special Land Uses (SLU)

1. Accessory uses related to principal uses (i.e., pharmacies, optical, etc.)
2. Mortuaries
3. Public buildings
4. Nursery schools, child care/ adult day care
5. Indoor recreation facilities (> 2,000 sf)
6. Private outdoor recreational facilities

OSC (OFFICE SERVICE COMMERCIAL) Art. 12

Principal Permitted Uses (PPU)

1. All OS-1 PPU
2. Transient residential/hotels
3. Public utility offices
4. Accessory structures/uses
5. Public parks, outdoor recreation facilities
6. Inpatient bed facility portion of a general hospital
7. Office sales/service
8. Indoor fitness facilities (< 2,000 sf)

Special Land Uses (SLU)

1. Retail commercial (other than restaurants) serving a single office building

2. Retail commercial (other than restaurants)
4. Amusement uses
5. Nursery schools, child care/adult day care
6. Indoor recreation facilities (> 2,000 sf)

B-1 (LOCAL BUSINESS) Art. 13

Principal Permitted Uses (PPU)

1. Retail businesses
2. Personal services
3. Dry cleaning establishments
4. Banks, real estate, insurance
5. Professional service offices
6. Post office
7. Off-street parking
8. Instructional centers
9. Similar uses
10. Accessory structures/uses

Special Land Uses

1. Mortuaries
2. Public buildings & uses (see Art. 13)

B-2 (COM.BUSINESS) Art. 14

Principal Permitted Uses (PPU)

1. Any retail/service use permitted in B-1
2. Retail/service businesses as follows:
 - any indoor retail, office/showroom/ workshop type service, sit down restaurant, theaters, business schools/colleges/private schools

3. Nursery school, child care/day care
 4. Private clubs, fraternal org, lodge halls
 5. Hotels and motels
 6. General office
 7. Similar uses
 8. Accessory structures/uses
- #### Special Land Uses (SLU)
1. Gas station
 2. Outdoor sales of produce/outdoor plant material

B-3 (GENERAL BUSINESS) Art. 15

Principal Permitted Uses (PPU)

1. All B-1 & B-2 PPU & SLU as regulated
2. Auto wash (enclosed)
3. Bus passenger station
4. New & used care showrooms
5. Similar uses
6. Tattoo parlors
7. Publicly owned parks/outdoor recreation facilities
8. Accessory structures/uses
9. Indoor fitness facilities (< 2,000 sf)
10. Brewpubs and microbreweries

Special Land Uses (SLU)

1. Outdoor vehicle & recreation vehicle sales
2. Motels
3. Businesses with drive-in or open store front
4. Veterinary hospitals/clinics

5. Retail plant nurseries, lawn furniture, playground equipment, garden supplies
6. Indoor recreation facilities (> 2,000 sf)
7. Mini-lube establishments
8. Drive-through & drive-in restaurants
9. Outdoor sales of produce/outdoor plant material

TC & TC-1 (TOWN CENTER) Art. 16

Principal Permitted Uses (PPU)

1. Any principal use in B-1 as follows:

- generally recognized retail businesses, personal services, dry cleaning, professional services, financial institutions, post offices, parking lots

2. Any principal used in B-2 as follows:

- indoor retail businesses, service establishments of an office/ showroom/ workshop type, restaurants (except drive-in, drive-through), theaters, business schools/ colleges/ private schools, private clubs/ lodge halls

Offices

3. Offices
 4. Public uses, libraries, museums, fraternal organizations
 5. Indoor commercial recreation facilities
 6. Outdoor theaters, parks, & plazas
 7. Hotels
 8. Financial institutions
 9. Residential dwellings
 10. Nursery schools, child care/adult day care
 11. Brewpubs & microbreweries
 12. Instructional centers
 13. Similar uses
 14. Accessory uses/structures
- #### Special Land Uses (SLU)
1. Open air businesses uses
 2. Outdoor sales of produce/outdoor plant material
 3. Vet hospitals/clinics

RC (REGIONAL CENTER) Art. 17

Principal Permitted Uses (PPU)

1. Regional shopping centers not less than 400,000 sf (gla)
2. Community shopping centers not less than 300,000 sf (gla)
3. OSC PPU as regulated
4. Bus & transit stations
5. Accessory structures/uses
6. Publicly owned parks/outdoor recreation facilities

Special Land Uses (SLU)

1. Any retail businesses or service establishments permitted in B–2 when accessory to a planned shopping center
2. Open air businesses when accessory to a planned shopping center

3. Restaurants subject to B-2 requirements (1,000 ft. spacing)
4. Outdoor sales of produce/outdoor plant material
5. Brewpubs and microbreweries

FS (FREEWAY SERVICE) Art. 18

Principal Permitted Uses (PPU)

1. Gas station/automobile service
2. Retail establishments to serve highway travelers
3. Motels & hotels
4. Similar uses (determined by Planning Commission)
5. Accessory structures/uses

I-1 (LIGHT INDUSTRIAL) Art. 19

Principal Permitted Uses (PPU)

1. Office buildings/medical office/office sales
2. Accessory structures/uses
3. Public parks/outdoor recreation facilities
4. Indoor fitness facilities (< 2,000 sf)
5. Medical offices (including labs & clinics)

Special Land Uses When Abutting a Residential District

1. Research & development, design facilities
2. Data processing & computer centers
3. Warehouse & wholesale establishments
4. Manufacture, compounding, processing, packaging or treatment of products such as bakery goods, pharmaceuticals, hardware, except tool & die, bone, pottery, cloth, fur, metal, etc.
5. Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials
6. Manufacture of pottery & figurines
7. Manufacture of musical instruments, toys, rubber stamps, etc.
8. Manufacture/assembly of appliances
9. Manufacture/repair of signs, sheet metal
10. Industrial sales, service & office
11. Trade/industrial schools
12. Labs (experimental, film, or testing)
13. Greenhouses
14. Public utilities
15. Indoor recreational facilities (> 2,000 sf)
16. Private outdoor recreational facilities
17. Similar uses
18. Accessory structures/uses
19. Pet boarding facilities
20. Vet hospitals / clinics
21. Motion picture, television, radio, & radio production facilities

Special Land Uses In Locations Not Abutting a Residential District

1. Metal plating, buffing, polishing & molded rubber products
2. Uses meeting limited needs of industrial park
3. Automobile service establishments
4. Self-storage facilities
5. Ancillary retail sales activity
6. Central dry cleaning plants/laundries
7. Railroad transfer classification & storage yards
8. Tool, die, gauge & machine shops
9. Storage facilities for building materials
10. Municipal uses
11. Motion picture, television, radio & photographic production facilities
12. Accessory structures/uses

I-2 (GEN. INDUSTRIAL) Art. 20

Principal Permitted Uses (PPU)

1. All I-1 PPU & SLU (no public hearing required)
2. Heating & electric power generated plants
3. Outdoor storage yards
4. Commercial sale of new/used heavy trucks
5. Junk yards, incineration of refuse, blast furnace, cement/acid/gypsum manufacture, petroleum, smelting of copper, iron, etc., when at least 800' from residential and 300' from any other district

6. Indoor tennis, ice & skating rinks
7. Auto engine & body repair shops
8. Lumber mills (interior to district)
9. Truck terminals
10. Ready-mix or transit mix concrete operations
11. Similar uses (determined by Council)
12. Accessory structures/uses

P-1 (VEHICULAR PARKING) Art. 21

Principal Permitted Uses (PPU)

1. Off-street parking
- #### Special Land Uses (SLU)
1. Parking for sale of new & rental vehicles

C (CONFERENCE) Art. 22

Special Land Uses (SLU)

1. Conference centers
2. Hotels & motels
3. Office & office buildings
4. Sit-down restaurants
5. Accessory structures/uses

OST (OFFICE, SERVICE, TECHNOLOGY) Art. 23A

Principal Permitted Uses (PPU)

1. Office buildings
2. Medical offices (including laboratories & clinics)
3. Facilities for human care

4. Off-street parking
5. Public parks, outdoor recreation facilities
6. Data processing & computer centers
7. Research & development, design
8. Hotels/business motels
9. Colleges / universities
10. Motion picture, television, radio & photographic production facilities
11. Retail & service accessory to above & located in same building subject to conditions
12. Sit-down restaurants
13. Publicly owned buildings
14. Financial institutions
15. Indoor recreation facilities
16. Private outdoor recreational facilities
17. Child care & adult day care
18. Financial institutions
19. Manufacturing & assembly line with accessory research & development with min. 10% office or lab
20. Warehousing if an accessory of products created or used in relationship to PPU with min. 10% office or lab
21. Similar uses
22. Accessory uses / structures

Retail Service Overlay Uses Subject to Special Conditions

1. Any retail/service use permitted in B-1
2. Sit-down restaurants

PLSR (PLANNED SUBURBAN LOW-RISE OVERLAY) Art. 23B

Additional Uses Permitted Subject to Required Conditions

1. Low-rise multiple-family dwellings
2. Independent/congregate elderly living
3. Convelescent homes
4. Live / work units
5. Nursery schools/child care/adult day care
6. General office
7. Medical office
8. Places of worship
9. Schools, public, parochial & private
10. Public parks
11. Non-profit community buildings & cultural facilities
12. Mixed-use buildings
13. Similar uses
14. Accessory uses / structures

ZONING DISTRICT OVERVIEW CHART

This chart is to be used as a general guide only. It does not replace the district regulations or any other provisions of the Zoning Ordinance.

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