

Sec. 25-132. - Use regulations.

- (a) Uses permitted within the various zoning districts are listed in the table entitled "Use Regulations" on the following pages.
- (b) Any use which is not included in the table shall be considered as prohibited, except pursuant to subsection 25-22(d).

USE REGULATIONS TABLE

Key:											
P Permitted Use											
C Conditional Use											
P* Permitted only within cluster developments (pursuant to article IX)											
USE DESCRIPTION	R-E	R-S	R-U	R-O	B-L	B-H	B-CBD	B-C	I-G	G-C	G-I
Residential											
Single-family detached dwellings	P	P	P	P			C			P	P
Single-family attached dwellings	P*	P*	P	P			P			P	P
Two-family dwellings	P*	P*	P	P			P			P	P
Low-rise apartments		P*	P	P			P			P	P
Mid-rise apartments				P			P				
High-rise apartments				P			P				
Bed and breakfasts	P		P	P	P		P			P	P
Dwelling units/mixed Use					P	P	P	P		P	P
Boarding houses/hostels				P	P	P	P			P	
Home occupations	P		P	P	P	P	P	P	P	P	P

Home offices of convenience	P	P	P	P	P	P	P	P	P	P	P	P
Residential conversions			P	P							P	P
Group homes	P	P	P	P							P	P
Assisted living subject to the provisions of the zoning district	P	P	P	P			P				P	
Mobile home parks pursuant to the city's mobile home park ordinance			C									
Private residential garage	C	C	C	C								
Commercial Uses/Sales												
Motels, hotels, and motor inns					P	P	P	P			P	P
Retail buildings (less than 5,000 sq. ft.)				C	P	P	P	P	P	P	P	P
General merchandise buildings (more than 5,000 sq. ft. but less than 20,000 sq. ft.)					C	P	P	P	P	P	P	P
Retail centers (20,000 sq. ft. or greater)						P	P	P	P	P	P	P
Planned shopping centers						P	P	P	P	P	P	P
Retail/accessory light manufacturing				C	P	P	P	P	P	P	P	P
Flea markets					P	P	P	P	P			

Repair services such as shops for household appliances, watch, shoe, bicycle, and lock repair and other similar services				C	P	P	P	P	P	P	P
Building materials yards						P		P	P		P
Contractor's equipment storage yard or plant								P	P		C
Wholesale businesses, warehouses, and similar non-processing storage and distribution uses, except bulk storage of chemicals, petroleum products, and other flammable, explosive, or noxious materials								P	P		C
Bulk plants									P		
Manufacturing											
Heavy manufacturing									P		
Light manufacturing and assembly						P	C	P	P		P
Incinerators									P		
Junk yard (salvage yard)									C		
Restaurants, Bars, Nightclubs											
Restaurants, general				P	P	P	P	P	P	P	P
Restaurants, fast food, with drive-thru service				C	C	P	C	P	P	P	P

Restaurants, fast-food, w/o drive-thru service				P	P	P	P	P	P	P	P	P
Brewpubs, microbreweries					P	P	P	P	P	P	P	P
Bars and nightclubs					P	P	P	P	P	P	P	P
Office, Clerical, Services Not Related to Sale of Goods												
Government uses	P	P	P	P	P	P	P	P	P	P	P	P
Banks and financial institutions				P	P	P	P	P	P	P	P	P
Banks and financial institutions, including drive-in service places				C	P	P	P	P	P	P	P	P
Personal service establishments				C	P	P	P	P	P	P	P	P
Health clubs or spas					P	P	P	P	P	P	P	P
Commercial laundry establishments						C		P	P	C	P	
Professional services, including but not limited to offices of realtors, lawyers, clergymen, teachers, architects, engineers, insurance agents, etc.				P	P	P	P	P	P	P	P	P
Veterinary offices/hospitals					P	P		P	P	P	P	P
Kennels								P	P			C

Business, administrative, or corporate offices for public agencies, nonprofit organizations, or private corporations				P	P	P	P	P	P	P	P	P
Child day care homes	P	P	P	P							P	
Child day care centers	C	C	P	P	P		P				P	
Mini-storage facilities						P		P	P			P
Health Care and Related Uses												
Hospitals	C		C	P								
Laboratories, medical	C		C	P	C	P	P	C	C	P	C	
Ambulatory health care facilities	C		C	P	C	C	C	C	C	C	C	C
Adult day treatment, domiciliary care facilities	C		C	P	C		P					
Convalescent homes	C		C	P								
Nursing homes	C		C	P								
Intermediate care facilities	C		C	P			P					
Motor Vehicle Related Sales & Service												
Automobile sales/service establishments, including used car lots							P	P	P	P	P	P

Truck, farm equipment, mobile home, boat, and recreational vehicle sales/service establishments						P		P	P	P	P
Auto service stations/convenience stores						P		P	P	P	P
Auto repair stations						C		P	P	C	P
Auto repair garages and body shops						C		P	P	C	P
Auto impoundment areas									P		
Recreation, Amusement, Entertainment											
Commercial indoor recreation, indoor theaters						P	P	P	P	P	P
Commercial outdoor recreation						C	P		P	P	P
Public and private parks, recreation areas, historic areas, conservation areas, and other similar uses employing open land with open structures	P	P	P	P	P	P	P	P	P	P	P
Adult Businesses ^[2]											
Adult entertainment establishments									P		
Adult retail establishments									P		
Cemeteries and Funeral Homes											

Cemeteries	C	C	C								
Funeral homes	C		C	P	P	P	P			C	
Educational, Research, Cultural, Religious, Social, Fraternal											
Schools and educational institutions (including private, charter, and magnet schools as defined and permitted by the state department of education)	C	C	C	P			C				
Dormitories, fraternity and sorority houses				P							
Places of worship and related uses	P	P	P	P	P	P	P	P		P	
Private commercial educational institutions including schools for dance, music, art, drama, and other similar activities				P	P	P	P			P	
Clubs, lodges, or social buildings					P	P	P	P		C	
Community and cultural center buildings	C		C	P	P	P	P	P		C	P
Laboratories, research								P	P		C
Transportation/Infrastructure Facilities											
Railroad terminals, repair yards, and facilities									P		
Motor freight terminals									P		

Passenger terminals including taxi stands, bus, and rail passenger stations and shelters						P	P				
Off-street parking lots	P	P	P	P	P	P	P	P	P	P	P
Communications towers	P	P	P	P	P	P	P	P	P	P	P
Wind energy system, large											
Wind energy system, small	C	C	C	C	C	C	C	C	C	C	C
Agricultural Operations											
Agricultural, horticultural, and forestry uses	P										
Nurseries for growing of flowers, trees, and shrubs not for sale on the lot	P	P	P					P			P
Nurseries for growing of flowers, fruits, vegetables, trees, and shrubs for sale on the lot	P				P	P		P	P	P	P

NOTES:

1. Permitted and prohibited uses in the Conservation District are presented in section 25-142.
2. Permitted and prohibited uses in the Rehabilitation and Redevelopment Floating Zone District are presented in section 25-144.
3. All public, professional, commercial, industrial, or other non-residential uses; all multi-family dwelling uses; all temporary structures; and certain other uses designated in sections 25-139 (steep slope development), 25-140 (development within floodplains, streams, and buffer

areas), 25-141 (preservation of habitats of threatened and endangered species), 25-143 (gateway districts), and article X (Viewshed Protection Overlay District) are subject to the provisions of article VIII (site plan review).

(Ord. No. 3796, § 2, 6-7-16; Ord. No. 3828, § 1, 1-2-18)