

ZONING DISTRICT OVERVIEW CHART

RA (RESIDENTIAL ACREAGE) Art. 3

Principal Permitted Uses (PPU)

- One family dwellings
- Farms and greenhouses
- Public parks/outdoor recreation facilities
- Cemeteries
- Schools
- Home occupations
- Accessory structures/uses
- Family day care homes

Special Land Uses (SLU)

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

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

Principal Permitted Uses (PPU)

- One family dwellings
- Farms and greenhouses
- Public parks, outdoor recreation facilities
- Cemeteries (existing)
- Home occupations
- Accessory buildings
- Keeping of horses/ponies
- Family day care homes

Special Land Uses (SLU)

- Churches
- Schools, public, parochial, & private
- Utility buildings
- Nursery schools, child care/adult day care/group day care
- Private non-commercial recreation, institutional/commercial recreation, nonprofit swimming pool
- Golf courses
- Colleges
- Private pools
- Cemeteries
- Railroad right-of-way
- Mortuary establishments
- Bed and Breakfast inns
- Accessory structures/uses

RT (TWO-FAMILY RESIDENTIAL) Art. 5

Principal Permitted Uses (PPU)

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

RM-1 (LOW DENSITY RESIDENTIAL) Art. 6

Principal Permitted Uses (PPU)

- All RT PPU & SLU as regulated
- Multiple family dwellings
- Independent/congregate elderly living facilities
- Accessory structures/uses

Special Land Uses (SLU)

- Convalescent homes & child care facilities

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

Principal Permitted Uses (PPU)

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

Special Land Uses (SLU)

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

MH (MOBILE HOMES) Art. 8

Principal Permitted Uses (PPU)

- RT PPU & SLU as regulated
- Mobile homes & Manufactured housing units
- Mobile home condominium
- One related office building for MHP
- Laundry & storage buildings for MHP
- Community buildings for MHP
- MH sales

NCC (NON-CENTER COMMERCIAL) Art. 9

Principal Permitted Uses (PPU)

- Retail business uses
- Retail business service uses
- Office uses (general, medical, financial)
- Sit-down restaurants
- Private clubs, fraternal org, lodge halls
- Public parks/outdoor recreation facilities
- Instructional Centers
- Similar uses
- Accessory structures/uses

Special Land Uses (SLU)

- RM-1 PPU
- Child day care/adult day care
- Places of worship
- Museums
- Public utility buildings & uses

GE (GATEWAY EAST) Art. 9A

Principal Permitted Uses (PPU)

- Office uses (general, medical, financial, real estate)
- Sit-down restaurants
- Public parks

- Retail business uses
- Retail business service uses
- Funeral homes
- Post office, mailing centers
- Similar uses (determined by Council)
- Accessory structures/uses (determined by Council)
- No drive-through windows

Special Development Option (SDO)

- Multiple-family residential
- Mixed-use building
- Mixed-use development

EXO (EXPOSITION OVERLAY) Art. 1001A

Principal Permitted Uses (PPU)

- All OST PPU & SLU as regulated
- Expo (minimum 250,000 sq. ft.)
- Following as part of an expo facility:
 - hotel/motel, museum, theater
 - non-fast food sit-down restaurant, retail sales, outside exhibits

EXPO (EXPOSITION) Art. 10

Principal Permitted Uses (PPU)

- Expo facilities
- Following as part of an expo facility:
 - hotel/motel, offices, museums
 - theaters, non-fast food sit-down restaurants, recreation facilities, retail sales

- I-1 uses except greenhouses & pet boarding facilities

- Accessory structures/uses

OS-1 (OFFICE SERVICE) Art. 11

Principal Permitted Uses (PPU)

- Office buildings
- Medical offices
- Facilities for human care
- Financial institutions
- Personal service
- Off-street parking lots
- Churches
- Similar uses
- Accessory structures/uses
- Publicly owned parks, outdoor recreation facilities

Special Land Uses (SLU)

- Accessory uses related to principal uses (i.e., pharmacies, optical, etc.)
- Mortuaries
- Public buildings
- Nursery schools, child care/ adult day care
- Private clubs, fraternal org, lodge halls
- Public or private indoor recreation facilities
- Private outdoor recreational facilities

OSC (OFFICE SERVICE COMMERCIAL) Art. 12

Principal Permitted Uses (PPU)

- All OS-1 & OS-2 PPU
- Transient residential/hotels
- Public utility offices
- Accessory structures/uses
- Public parks, outdoor recreation facilities
- Inpatient bed facility portion of a general hospital

Special Land Uses (SLU)

- Retail commercial (other than restaurants) serving a single office building
- Retail commercial (other than restaurants)
- Sit down restaurants except drive-in, drive-through, carry-out, & fast food
- Amusement uses
- Nursery schools, child care/adult day care
- Public or private indoor recreational facilities
- Private outdoor recreational facilities
- One drive-through restaurant as part of an office development subject to certain conditions

B-1 (LOCAL BUSINESS) Art. 13

Principal Permitted Uses (PPU)

- Retail businesses
- Personal services
- Dry cleaning establishments
- Banks, real estate, insurance
- Professional service offices
- Post office
- Off-street parking
- Instructional centers
- Similar uses
- Accessory structures/uses

Special Land Uses

- Mortuaries
- Public buildings & uses (see Art. 13)

B-2 (COMMUNITY BUSINESS) Art. 14

Principal Permitted Uses (PPU)

- Any retail/service use permitted in B-1
- Retail/service businesses as follows:
 - any indoor retail, office/showroom/ workshop type service, sit down restaurant, theaters, business schools/colleges/private schools
- Nursery school, child care/day care
- Private clubs, fraternal org, lodge halls
- Hotels and motels
- General office
- Similar uses
- Accessory structures/uses

Special Land Uses (SLU)

- Gas station
- Outdoor sales of produce/outdoor plant material

B-3 (GENERAL BUSINESS) Art. 15

Principal Permitted Uses (PPU)

- All B-1 & B-2 PPU & SLU as regulated
- Auto wash (enclosed)
- Bus passenger station
- New & used care showrooms
- Similar uses
- Tattoo parlors
- Publicly owned parks, outdoor recreation facilities
- Accessory structures/uses

Special Land Uses (SLU)

- Outdoor vehicle & recreation vehicle sales
- Motels
- Businesses with drive-in or open store front
- Veterinary hospitals/clinics
- Retail plant nurseries, lawn furniture, playground equipment, garden supplies
- Public or private recreational indoor facilities
- Private outdoor recreational facilities
- Mini-lube establishments
- Outdoor sales of produce/outdoor plant material

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

Principal Permitted Uses (PPU)

- Any principal use in B-1 as follows:
 - generally recognized retail businesses, personal services, dry cleaning, professional services, financial institutions, post offices, parking lots
- 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

- Public uses, libraries, museums, fraternal organizations
- Indoor commercial recreation facilities
- Outdoor theaters, parks, & plazas
- Hotels
- Financial institutions
- Residential dwellings

- Nursery schools, child care/adult day care
- Micro-brewery & brew pubs
- Instructional centers
- Similar uses
- Accessory structures/uses

RC (REGIONAL CENTER) Art. 17

Principal Permitted Uses (PPU)

- Regional shopping centers not less than 400,000 sq. ft. (gla)
- Community shopping centers not less than 300,000 sq. ft. (gla)
- OSC PPU as regulated
- Bus & transit stations
- Accessory structures/uses
- Publicly owned parks/outdoor recreation facilities

Special Land Uses (SLU)

- Any retail businesses or service establishments permitted in B--2 when accessory to a planned shopping center
- Open air businesses when accessory to a planned shopping center
- Restaurants subject to B-2 requirements (1,000 ft. spacing)
- Outdoor sales of produce/outdoor plant material

FS (FREEWAY SERVICE) Art. 18

Principal Permitted Uses (PPU)

- Gas station/automobile service
- Retail establishments to serve highway travelers
- Motels & hotels
- Similar uses (determined by Planning Commission)
- Accessory structures/uses

I-1 (LIGHT INDUSTRIAL) Art. 19

Principal Permitted Uses (PPU)

- Office buildings/medical office/office sales
 - Accessory structures/uses subject to Section 1902.14
 - Public parks/outdoor recreation facilities
- #### Special Land Uses When Abutting a Residential District
- Research & development, design facilities
 - Data processing & computer centers
 - Warehouse & wholesale establishments

- Manufacture, compounding, processing, packaging or treatment of products such as bakery goods, pharmaceuticals, hardware, except tool & die, bone, pottery, cloth, fur, metal, etc.

- Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials
- Manufacture of pottery & figurines
- Manufacture of musical instruments, toys, rubber stamps, etc.
- Manufacture/assembly of appliances
- Manufacture/repair of signs, sheet metal
- Industrial sales, service & office
- Trade/Industrial schools
- Labs (experimental, film, or testing)
- Greenhouses
- Public utilities
- Public/private indoor recreational facilities
- Private outdoor recreational facilities
- Similar uses
- Accessory structures/uses
- Pet boarding facilities

Special Land Uses In Locations Not Abutting a Residential District

- Auto undercoating shops (enclosed)
- Metal plating, buffing, polishing & molded rubber products
- Uses meeting limited needs of industrial park
- Automobile service establishments
- Self-storage facilities
- Ancillary retail sales activity
- Central dry cleaning plants/laundries
- Railroad transfer classification & storage yards
- Tool, die, gauge & machine shops
- Storage facilities for building materials
- Municipal uses
- Motion picture, television, radio & photographic production facilities

I-2 (GENERAL INDUSTRIAL) Art. 20

Principal Permitted Uses (PPU)

- All I-1 PPU & SLU (no public hearing required)
- Heating & electric power generated plants
- Outdoor storage yards
- Commercial sale of new/used heavy trucks
- 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
- Indoor tennis, ice & skating rinks
- Auto engine & body repair shops
- Lumber mills (interior to district)

- Truck terminals
- Ready-mix or transit mix concrete operations
- Similar uses (determined by Council)
- Accessory structures/uses

P-1 (VEHICULAR PARKING) Art. 21

Principal Permitted Uses (PPU)

- Off-street parking

Special Land Uses (SLU)

- Parking for sale of new & rental vehicles

C (CONFERENCE) Art. 22

Special Land Uses (SLU)

- Conference centers
- Hotels & motels
- Office & office buildings
- Sit-down restaurants
- Accessory structures/uses

OS-2 (OFFICE) Art. 23

Principal Permitted Uses (PPU)

- Office buildings/office sales/service
 - Medical offices (including labs & clinics)
 - Facilities for human care
 - Off-street parking
 - Accessory uses/structures
 - Public parks, outdoor recreation facilities
- #### Special Land Uses (SLU)
- Retail & service accessory to above & located in same building subject to conditions
 - Sit-down restaurants (except drive-in, drive-through, & carry-out/fast food)
 - Publicly owned buildings
 - Financial institutions
 - Public or private indoor recreation facilities
 - Private outdoor recreational facilities
 - Child care & adult day care

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

Principal Permitted Uses (PPU)

- All OS-2 PPU & SLU as regulated
- Data processing & computer centers
- Medical laboratories
- Research & development, design
- Hotels/business motels
- Institutions of higher learning
- Motion picture, television, radio & photographic production facilities
- Similar uses
- Accessory structures/uses

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.