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ZONING - PERMITTED USES
RESIDENTIAL DISTRICTS

AG
Ch.1238
 dönüşümünü sağlar.

(Agricultural District)
- Single Family Dwellings
- All forms of Farming
- Raising & Keeping of Livestock
- Public & Private Conservation Areas & Parks

R-1R
Ch. 1240

(Single Family Rural Residential)
- Single Family Dwellings
- Recreational use except Commercial
- Cemeteries, Golf Courses & Country Clubs
- Agricultural Operations (w/conditions)
- Farm animals & private stable (owner)
  (certain conditions to meet)

R-1A
Ch. 1242

(Single Family Residential)
- Public/Private Schools
- Golf Courses
- Single Family Dwelling

R-1B
Ch. 1244

R-1C
Ch. 1246

(Single Family Residential)
- Public Library & Museums
- Parks, Playgrounds, Community Buildings owned or operated by Public Agencies.

R-2
Ch. 1248

(Two Family Residential)
- Two Family Units
- R-1C Uses
- Rooming / Boarding Houses
  (with conditions in ordinance)

R-3A
Ch. 1250

(Multiple Family Residential)
- R-2 Uses
- Multiple Dwellings
- Community Garages for Bldg. Use

R-3B
Ch. 1252

(Multiple Family Residential)
- R-3A Uses
- Apartment / Hotels
- Institutions (Some)
- Hospitals (Not Mental)
- Rooming / Boarding (Not Exc 10 Rms / Boarders)
- Tourist Home / Bed & Breakfasts
- Fraternities, Sororities, Private Clubs & Lodges (Non Business)

MDMF
Ch. 1254

(Medium Density Multiple Family)
- Garden Apartments
- Terrace Apartments
- ROW Housing Units
- R-3B Uses
- Multiple Family Housing Developments

HDMF
Ch. 1256

(High Density Multiple Family)
- MDMF Uses
- Multiple Family Housing Devel.

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**ZONING - PERMITTED USES COMMERCIAL DISTRICTS**

**TBD**
Ch. 1257

(Transitional Business District)
- Residential Use
- MDMF Use
- O1 Office District
- Retail (90% of sales new items)
- Restaurants (No Fast Food or Take-out only)
- Movie Theatres
- Recreation Amusement (Indoors only)
- Public or Private Schools (K-12 & Nursery)

**O - 1**
Ch. 1258

(Office District)
- General & Professional Ofc.'s
- Funeral Homes
- Business Schools & Colleges
- Nonprofit, noncommercial, quasipublic & public uses
- Accessory Bldgs (incidental to uses in this section)
- Bed & Breakfasts
- Music Studios & Photographic Galleries
- Galleries & Florists

**HN-OD**
Ch. 1259

(Historic Neighborhood Overlay District)
- O1 Office District
- Single & Two Family Units
- Uses permitted by Special Use Permit (See Ch. 1259 noting specific uses allowed)

**C - 1**
Ch. 1260

(Neighborhood Commercial District)
- Uses in O1 Office District
- Bakeries (Conditions need met)
- Banks (Incl. Drive-ins)
- Catering Business (can serve meals and teaching cooking on premises)
- Filling Stations
- Hospitals & Animal Clinics (No Kennels allowed)
- Restaurants (except drive-in or fast food)
- Stores for Retail Business
- Service Stores - radio or shoe repair shops; Dry Cleaning pick-up & drop off only - No treatment or processing.
- Accessory Bldgs (incidental to uses in this section)

**C - 2**
Ch. 1262

(General Business District)
- Uses in C-1 Neighborhood Commercial District
- Restaurants (Including drive-ins)
- Dyeing & Cleaning works (non-explosive only)
- Hotels & Motels
- Laundries
- Printing Shops
- Recreation & amusement activities (inside only)
- Theaters
- Radio broadcasting & telecasting stations, studios, offices & telecommunications exchange bldgs.
- Veterinary or animal hospitals (conditions set)
- Boarding Houses for more than 10 individuals
- Accessory Bldgs (incidental to uses in this section)

**C - 3**
Ch. 1264

(Intensive Business District)
- Uses in C-2 General Business District
- Any Retail Business
- Motor Vehicle, trailer & boat display, sales & rental (conditions need met with conditions)
- Motor Vehicle Repair (storage & activities conducted within enclosed building)
- Drive-in businesses, excluding theaters (conditions need met)
- Second-hand Stores
- Freezer Lockers for Retail business only

Note: Zoning Code REF means to refer to Planning Dept.
ZONING - PERMITTED USES
COMMERCIAL DISTRICTS (Cont.)

(Central Business District)
- Uses in C-3 Intensive Business District
- Experimental film/testing laboratories
- Printing/Publishing/ Engraving Business
- Service Industries
- Manufacturing, compounding, processing, packaging or treatment of products:
  (see conditions to be met)
- Any other similar uses (see notes)
- Residential Uses (upper floors only)

(Planned Shopping Districts)
- Retail Establishments serving residential neighborhoods, as follows:
  (selling food, convenience & household goods
  for consumption or utilization off premises)
- Retail stores; drug, variety, apparel, furniture,
  nurseries & hardware permitted
- Restaurants limited to food service only,
  excluding drive-in establishments & establishments
  which the principal activity of dispensing alcoholic
  beverages, are permitted
- Services businesses; dry-cleaning, laundromats,
  shoe repair, barber & beauty shops, gasoline stations
  with restrictions (see notes)
- NO Residential uses, including transient facilities

(Major Highway Interchange Business)
- Retail Business (90% New Items)
- Personal & business svcs. Excluding
  process of physical materials
- Passenger terminals
- Offices, banks & public buildings
- Restaurants & Drive-in (indoors only)
- Hotels & Motels (with conditions noted)
- Essential Services
- Golf Driving Ranges & Miniture Golf
  (with conditions noted)
- Indoor amusement & entertainment
  including but not limited to: movie theaters,
  rollerskating rinks, bingo, soccer & hockey

(Street - Level Retail District)
- Retail sales (See Ord. for types allowed)
- Art Gallery & Museums
- Restaurants Incl. Fast Food (Not Drive-in)
- Financial Inst.; Photography Studios
- Pet Shops (No Kennels or Veterinary Ofc)
- Theaters (Minimum of 50 Seats only)
- Stores for Collection & Distribution
  Laundry & Dry Cleaning only
- News & Magazine Stands, Box Offices
- Microbreweries & Brewpubs

(C-7 Uses Continued)
- Banquet / Meeting & Exhibit Halls
- Child Day-Care Centers
- Offices (See Ord. for types allowed)
- Apartments on 2nd Floor or Higher (see
  Prohibited Uses for dwellings)

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ZONING - PERMITTED USES
INDUSTRIAL DISTRICTS

I-1
Ch. 1272

(Light Industrial District)
- Any use in C-4 District is Allowed
  (Except noted; see notes)
- Bottling works
- Carting, express or hauling yards
- Contractor's Yards
- Coal, coke or wood yards
- Essential Service Structures
- Assembly & Manufacture of parts (see listing)
- Lumber Yards or Millwork Plants
- Petroleum Storage (see conditions to be met)
- Fruit & Food Processing & Storage

(I-1 Uses Continued)
- Manufacture of Sporting & Athletic Equip.
- Truck or Transfer Terminal or Freight Houses
- Utilities
- Warehousing & Wholesale Establishments
- Industrial Manufacturing Plants (see notes)
- Storage Yards for motor vehicles for salvage
- Normal accessory uses and structures

I-2
Ch. 1274

(Heavy Industrial District)
- Any building or premises may be used for any purpose not in conflict with any of the provisions of these Codified Ordinances regulating nuisances.
- No building shall be converted / erected for dwelling purposes.
*See listing of uses requiring approval by City Commission for safety and welfare of adjacent developments etc.

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