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MEMORANDUM

Transportation & Development - PZ Memo No. 11-037

DATE: MAY 6, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZCA11-0003 TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

Request: City initiative to amend Chapter 35 (Zoning Code) of the City Code, by amending Section 35-2100, updating the Table of Permitted Uses to provide new uses in the table, combine similar uses, and to eliminate antiquated uses

RECOMMENDED ACTION

Staff, upon finding the request to be consistent with the General Plan, recommends approval of amending Section 2100 TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS, of Chapter 35 (Zoning Code) of the City Code.

BACKGROUND

In early 2010, a report was generated by TechSolve in an effort to provide direction to the Transportation and Development department in dealing with positive and negative aspects of the planning process within the City. The report was based upon interviews with various stakeholders in the planning and development industry and included City councilmembers, small businesses, architects, developers, contractors, land use attorneys, homebuilders, and other groups related to the industry that had done planning related business in the City in the recent past. As a result of the TechSolve report, a comment was raised by the stakeholder group signifying the necessity to update the Table of Permitted Uses for Nonresidential Districts ("Table"). The comment was stated as:

"Zoning code has not undergone a comprehensive revision since 1980s. Therefore, the allowable "uses" in zoning code are out of date."

As a follow-up to the TechSolve report, Staff started to review the current "Table" to determine if new uses could be added, if similar uses could be combined, and if antiquated uses could be re-

categorized or eliminated. While reviewing the table for modifications, Staff had to be cognizant of the concerns associated with Proposition 207.

In 2006, Proposition 207 was passed by the voters providing a mechanism for property owners to receive monetary compensation from a municipality if it was determined that a land use action diminished the fair market value of the property in which the land use action had taken place. With this in mind, Staff had to remain mindful in looking at the table that if a proposed use was to be eliminated from the table that Staff would be able to find a similar category in which the use could be located. Staff believes that the proposed update does not create any potential for future conflict.

Overall, there have been roughly 50 modifications including: further definition of particular uses, additional zoning designations a use may locate in, reclassification of uses, new uses that are not analogous to existing uses, and deletions of uses. Most notable of the modifications include animal daycare, medical marijuana, mini-storage, solar, and youth oriented recreational activities. In the attached "Table", areas where uses have been struck-through in blue have either been eliminated or reclassified; areas where uses are in red are new uses, have been combined with another use, or have been expanded to further define a use.

DISCUSSION

Largely the "Table" has remained unchanged since the 1963 Zoning Code, with minor modifications taking place throughout the years, primarily to further define uses. The most recent notable change has been the inclusion of large single-use retailers in 2001. While Staff cannot create a "Table" that is all encompassing, Staff believes the proposed "Table" is diverse enough to be able to find similarities between uses that may not be specifically provided for in the "Table", which historically, has been a practice of the Zoning Administrator.

Some of the more notable uses that have been added or further defined include the educational category which provides a breakdown between elementary grades, high school grades, higher education and alternative schools, and trade/vocational schools. The current code has provisions for college, technical schools, dancing, kindergartens, and trade and vocational schools. A trend that has been occurring over the past few years and is anticipated to continue include privately funded schools (all grades), and colleges catered to professionals. The privately funded schools currently have no designation and historically have been few and far between. Colleges catered to professionals have historically been allowed in the C-2, C-3 designation, whereas the current proposal is to allow the use to be considered in the I-1 designation with a Use Permit; this is to allow flexibility to have these types of schools within close proximity to many of the business parks throughout the City (such as in the airpark area).

Additionally, Staff is recommending additional uses be added to the "gymnasium" designation to provide further clarification as to where yoga, martial arts, and small fitness type users could locate; historically they have not had their own classification. Additionally, Staff felt the general nature of these types of businesses do not always generate the amounts of traffic that a fully developed health club may provide, and expanded the areas that these users could locate by allowing them "by right" in C-1 districts. Similarly, Staff created a category to accommodate the youth oriented athletic activities including bounce gyms, cheerleading and dance schools, and other youth oriented activities.

Another significant addition to the "Table" is the inclusion of the mini-warehousing/storage use. Historically, this use has been categorized in the "Storage and moving warehousing category". The current proposed category further defines these types of uses to be intended for personal uses (rather than business oriented), and allows for ancillary storage of vehicles. Staff is recommending they be allowed "by-right" in C-3, I-1 and I-2 categories, and considerable with a Use Permit in C-2 designations.

NOTIFICATION

As required by the Arizona Revised Statutes, hearing dates for the Planning Commission and City Council, as well as the complete text of the draft Code amendments have been published in an eighth-page newspaper ad at least fifteen days prior to the first public hearing.

RECOMMENDED ACTION

Staff, upon finding the request to be consistent with the General Plan, recommends approval of amending Section 2100 TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS, of Chapter 35 (Zoning Code) of the City Code.

PROPOSED MOTION

Move to approve ZCA11-0003 TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS, as recommended by Staff.

Attachment

1. Updated Table of Permitted Uses with modifications
2. Updated Table of Permitted Uses - clean

<i>Uses</i>	<i>Districts</i>				
	C-1	C-2	C-3	I-1	I-2
Airport			UP	UP	UP
Alcoholic beverage package store		UP	UP	UP	UP
Ambulance service		X	X	UP	
Amusement arcade		UP	UP		
Permitted only by use permit for a period of one (1) year, renewable upon application and approval by the City Council for such period of time and manner of extension as prescribed in Council action. Such use permit shall be nontransferable for persons and/or building location					
The proposed location must be in conjunction with:					
a) A major recreational use, such as a bowling alley, skating rink, theater complex; or					
b) A community or regional shopping center when the hours are restricted to the prevailing shopping hours, or as prescribed by Council; or					
c) A neighborhood shopping center, when the hours are the same as the supermarket, or as prescribed by Council; or					
d) Commercial centers (a planned center of five (5) or more commercial uses)					
Amusement arcades shall not be located closer than three hundred (300) feet to another amusement arcade, church, public or parochial school or playground					
Any proposed location would be considered on an individual basis. In addition to Code requirements and restrictions, the following will be considered:					
1) Adjacent uses					
2) Neighborhood protest					
3) Adequate bicycle and auto parking					
4) Proposed management and hours					
5) Police Department recommendation					
6) Type of games					
7) Security, other than provided by the shopping center					
8) Provision of restrooms for men and women					

Amusement park		UP	UP		
<u>Animal daycare indoors only, with or without overnight boarding</u>	X	X	X		
<u>Animal daycare with outdoor play areas, with or without overnight boarding</u>		UP	UP		
<u>Animal rescue shelter (see kennel)</u>					
Apparel and clothing store (see footnote #2 at end of table)	X	X	X		
Appliance repairer	UP	X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment					
Art galleries	X	X	X	UP	
Artistic programs or events	UP	UP	UP	UP	UP
Assembly hall, coliseums and stadiums		X	X	UP	UP
Owned by nonprofit organizations or by the State, municipal or County government					
Automobile accessories (sales)		X	X	UP	
Automobile racing				UP	UP
Automobile and truck sales			X	UP	UP
With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use					
<u>Automobile washateria</u>	UP	X	X	UP	UP
Bakery (goods baked and sold on premises)	X	X	X	UP	
Bakery, wholesale			UP	X	X
Bank	X	X	X	UP	UP
Bar, cocktail lounge		UP	UP	UP	UP
Excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)					
Barbershops	X	X	X	UP	
Beauty shops	X	X	X	UP	
Beauty and barbershop supplies		X	X	UP	
<u>Bicycle sales, rental, service and storage</u>	X	X	X		
Billiard or pool hall		X	X		
Boat building, repair, service and storage			X	X	X
Boat sales		X	X	UP	

With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use					
Bottling works for soft drinks			X	X	X
Brick, tile and terra cotta manufacturing					X
Broker, investments, loans	X	X	X		
Building contractors		X	X	X	X
Including electrical, plumbing, <u>and roofing contractors</u> with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings					
Building contractors			UP	X	X
Including electrical, plumbing, <u>and roofing contractors</u> with all storage of goods, materials and equipment and all processing and manufacturing utilizing outside storage					
Building materials companies		X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings					
Building supplies and materials, glass sales, and installation with outside storage yard for lumber, bricks, cement blocks or other materials			X	X	X
Building supplies and materials, glass sales, and installation without outside storage of lumber, brick cement blocks or other materials (see footnote #2 at end of table)		X	X	X	X
Bus passenger station (inter-City)			X	X	X
Bowling alley		X	X		
Candy manufacture			X	X	X
Candy (manufactured and sold on the premises)	X	X	X		
Carnival, fair, rodeo, etc.		UP	UP	UP	UP
Caterers		X	X	X	X
Cemeteries, mausoleums			UP	UP	UP
Charitable and philanthropic organizations	X	X	X	UP	UP
<u>Childcare or child daycare</u>	<u>X</u>	<u>X</u>	<u>UP</u>		
Churches and other places of worship	X	X	X	UP	UP
Including Sunday School buildings, parish houses, rectories and other residences of clergy					
Cleaners, dryers, clothing storage establishments (all including pickup station)	X	X	X	UP	

or self-service laundromat, all performing services entirely for retail trade on the premises					
Cleaning of building exteriors, disinfecting or exterminating establishments with all materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than two thousand (2,000) square feet of net floor space		X	X	X	X
Clothing and apparel store (see footnote #2 at end of table)	X	X	X		
Clothing manufacturer	X	X	X		
Clubs, membership (not operated for profit), excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		X	X		
Cocktail lounge, bar, excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		UP	UP	UP	UP
Cold storage facility			X	X	X
Coliseums, stadiums, assembly halls owned by nonprofit organizations or by the State, municipal or County government		X	X	UP	UP
College (business college, only)		X	X		
Community centers	X	X	X	UP	
Convalescence homes, nursing homes and homes for the aged		X	UP		
Cosmetic store, including sale of goods and services customarily incidental thereto	X	X	X		
Credit bureaus		X	X		
Dairy products, processing, bottling and distribution, cream manufacturing, all on a wholesale basis			X	X	X
Dance hall, club, excluding adult service business (Ord. No. 2413, 4.B, 11-18-93)		X	X		
Dancing or music schools	X	X			
Delicatessen, grocery, supermarket or other store carrying a variety of food and related goods	X	X	X	UP	
Dental and medical offices and clinics (excluding veterinarians)	X	X	X	UP	UP
Dental supplies		X	X	UP	
Department store (see footnote #2 at end of table)	X	X	X		
Including sale of items shown elsewhere in this table if customarily sold in such a store					
Diaper service			X	X	X
<u>Donation center (clothing and household furniture)</u>		<u>X</u>	<u>X</u>		

Dressmaker	X	X	X	UP	
Drive-in, drive-up, and all fast-turnover establishments defined as businesses that include in their design and function the use of drive-in windows, curb service, express lines and/or layout of retail stock and checkout facilities to facilitate the rapid delivery of goods and services to customers, such as but not limited to cleaners, banks, liquor stores, fast-food restaurants, service stations, convenience markets and similar uses (see footnote #1 at end of table)	X	X	X	UP	UP
Drive-in theater		X	X	UP	UP
Excluding the showing of films involving specified sexual activities and specified anatomical areas [defined in section 200]					
Driving school		X	X		
Drugstore or cosmetic store	X	X	X		
Including sale of goods and services customarily incidental thereto					
Dry cleaning, laundering (industrial)			X	X	X
Dwellings (single-family and multi-family)	UP	UP	UP	UP	UP
Dyeing plant			UP	UP	UP
<u>Educational facility</u>					
1) <u>Kindergarten through 8th grade (Elementary)</u>	<u>X</u>	<u>X</u>			
2) <u>9th through 12th grade</u>			<u>X</u>		
3) <u>Higher education and alternative schools (college, business college, beauty school)</u>		<u>X</u>	<u>X</u>	<u>UP</u>	
4) <u>Trade/vocational (industrial, HVAC, plumbing, motor vehicle)</u>			<u>X</u>	<u>X</u>	<u>UP</u>
Educational facilities and industrial research (technical)		X	X	X	X
Electrical equipment assembly			UP	X	X
Electrical and industrial equipment repair			X	X	X
Express office			X	X	X
Exterminating establishment			X	X	X
With materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than four thousand (4,000) square feet of net floor space					
Fair, carnival, rodeo, etc.		UP	UP	UP	UP
Farm equipment sale and rental, with inventory and repair			X	UP	UP
Farm machinery repair			X	X	X

Farmer's market		X	X		
Feed and grain sales and storage			X	X	X
Florist	X	X	X		
Food or drink sales for immediate consumption within the principal building and excluding all types of drive-in establishment serving food or drink outside of a building or catering to the takeout trade	X	X	X	UP	UP
Food processing in wholesale quantities, except meat, fish, poultry, vinegar and yeast			X	X	X
Food specialty store	X	X	X	UP	
Including but not limited to the following lines: meat (excluding slaughtering and eviscerating), fish, eggs, poultry (excluding slaughtering), fruit, vegetables, candy, nuts, coffee, tea, confection, dairy products, health foods, bakery (retail)					
Foundries (producing iron and steel products)					UP
Fuel dispensing equipment	UP	UP	UP	UP	UP
Pumps shall not be located closer than twenty (20) feet to a right-of-way or ten (10) feet to a property line					
Funeral parlors, mortuaries		X	X		
Furniture and appliance repairer		X	X	UP	UP
Furniture manufacturing (<u>cabinets and household furniture</u>)				X	X
Garden shop	X	X	X		
Gas, natural and propane bulk storage			UP	UP	X
One hundred (100) gallons to five hundred (500) gallons may be granted an administrative use permit by the Zoning Administrator when requirements of the Zoning Code have been met. Less than one hundred (100) gallons is not construed to be bulk storage. Note: This does not exempt/supersede Fire Department approval of fuel storage tanks					
Gasoline dispensing (other than service station)	UP	UP	UP	UP	UP
Fuel shall not be located closer than twenty (20) feet to a right-of-way line or ten (10) feet to a property line					
Gasoline or chemical bulk terminal plants for wholesale storage					UP
Receiving, storage, handling and distribution areas shall not be located closer than one hundred (100) feet to the front property line and no closer than fifty (50) feet to side rear property lines. Storage areas for containerized liquids shall be covered and screened from public view. Setback areas may be used for parking retention, or nonhazardous uses as					

defined by the UBC consistent with the I-2 Zone setback regulations, but a minimum of one thousand (1,000) feet from any existing or planned residential area. (Ord. No. 1353, § II, 8-25-84)					
General contractor or workman with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	X	X
Gift shop	X	X	X		
Golf courses, miniature golf and driving ranges	X	X	X	UP	UP
Government buildings used exclusively by the Federal, State, County or City Government purposes except for garages, repair or storage yards, warehouses and buildings used for industrial type operations, or for operations requiring heavy and frequent movement of trucks	X	X	X	X	X
Greenhouse and nursery, commercial	UP	X	X	X	X
Grocery, delicatessen, supermarket or other store carrying a variety of food and related goods (see footnote #2 at end of table)	X	X	X	UP	UP
Gymnasium, health center, commercial or skating rink <u>fitness center, personal training, martial arts studio, yoga/Pilates studio</u>	<u>X</u>	X	X		
Handicrafts			X	X	X
Manufacture and sale of, at retail or wholesale which are manufactured predominantly by hand and involve the application of artistic skills					
Hatcheries					X
Health centers	X	X	X		
Heliports			UP	UP	UP
Hobby shop	X	X	X		
<u>Home improvement company</u>		<u>X</u>	<u>X</u>	<u>UP</u>	<u>UP</u>
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area					
<u>Home improvement company, upholsterer, general contractor or workman, building materials company, sign-making company with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than five thousand (5,000) square feet of net floor area</u>		<u>X</u>	<u>X</u>	<u>UP</u>	<u>UP</u>
<u>Home improvement retailer (see footnote #2 at end of table)</u>	<u>X</u>	<u>X</u>	<u>X</u>		
Hospitals (excluding animal hospitals)	X	X	X		

Hospital supplies		X	X	UP	
Hotels, motels, tourist homes		X	X	UP	UP
Household appliance store (see footnote #2 at end of table)	X	X	X		
Ice manufacturer (excluding ice machines)			UP	X	X
Incinerators; landfill	UP	UP	UP	UP	UP
Industrial equipment machinery repair and service			UP	X	X
Industrial			UP	X	X
Light operations or light mechanical, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibration, noise, odor or effluents					
Insurance company or agency	X	X	X		
Interior decorator	X	X	X		
Jewelry store	X	X	X		
Junk yards					UP
Providing all conditions set forth below are met:					
1) No material which fails to meet the conditions set forth in the definition of a junk yard in section 200 of this Code					
2) No material shall be placed in any junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water or other causes					
3) Any land or structure which has not been used as a junk yard and has been abandoned for a period of at least 3 months shall not be used as a junk yard except by use permit					
4) All paper, rags, cloth and other fibers and activities involving the same, other than loading or unloading, shall be fully within enclosed buildings					
5) In order to lessen the adverse effect on adjoining property, reduce wind-blown trash, prevent hazards to children and create a more healthful environment, suitable screening such as a masonry wall or solid fencing shall be required as a condition set in approving a junk yard by use permit					
Kennel, commercial			UP		
Or other establishment where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within five hundred (500) feet from any residentially zoned property or one hundred (100) feet from any property line					

Kindergartens and day nurseries	X	X	UP		
Meeting all requirements of appropriate State and local regulations and standards					
Laboratories serving professional requirements, dentist, medical, etc.		X	X	X	UP
Laboratory supplies		X	X	UP	UP
Laundering plant, dry cleaning, diaper service (industrial)			X	X	X
Laundromat, self-service	X	X	X	UP	
Performing services entirely for retail trade					
Leather goods manufacturer			UP	X	X
Letters, duplicating and mailing		X	X	UP	UP
Libraries	X	X	X	UP	
Liquor, wine, beer sales	UP	UP	UP	UP	UP
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations		X	X		
Machine tool manufacturing				UP	X
Machine shops			UP	X	X
Magazine or newspaper distribution, excluding adult bookstores		X	X	UP	UP
Manufacturing uses not otherwise named herein upon the approval of Zoning Administrator				UP	UP
Provided that no use shall be permitted in this section which is likely to be dangerous, offensive or detrimental to the health, safety, welfare or general character of this zoning district or of the community by reason of the emission of dust, gas, smoke, noise, fumes, odors, vibration, glare or otherwise (Ord. No. 1506, 8-11-85)					
Meat processing and packing				UP	UP
Mechanical (light)			UP	X	X
Light industrial operation, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibrations, noise, odor or effluents					
Medical and dental offices and clinics, <u>medical spas</u> , excluding veterinarians	X	X	X		
<u>Medical marijuana</u>					
<u>Facility</u>		<u>UP</u>	<u>UP</u>		
<u>Cultivation site</u>				<u>UP</u>	<u>UP</u>

<u>Infusion food establishment</u>				<u>UP</u>	<u>UP</u>
Mobile homes, campers, prefabricated home manufacture				<u>UP</u>	<u>UP</u>
Mobile home sales and rental, but not including occupancy on the site			X	UP	UP
Monument sales establishment		X	X	UP	
With incidental processing to order but excluding the shaping of stones and similar processes					
Motels, hotels, tourist homes		X	X	UP	UP
Motorcycle sales, rental and repair			X	UP	
When repair is carried on within the principal building					
Motor vehicle repairs, wholesale and retail <u>including accessories and customization, detailing</u>		X	X	UP	UP
Excluding full body paint spraying and body and fender work except replacement, carried on completely within a structure and having no outside storage of vehicles or parts of vehicles except those to be serviced or repaired for retail customers. Such storage shall be clearly incidental to the principal business and time of such outside storage shall not exceed 1 week for each vehicle (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)					
Motor vehicle repairs, wholesale and retail			X	UP	UP
Including full body paint spraying and body and fender work carried on within a structure with storage of wrecked vehicles or parts permitted only behind the principal building. Such storage of vehicles or their parts will be incidental to the principal business and will not constitute a junkyard as defined in section 200 of this Code (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)					
<u>Motor vehicle rentals</u>		X	X		
<u>Motor vehicle wash</u>	<u>UP</u>	X	X	<u>UP</u>	<u>UP</u>
<u>May have incidental detailing, minor vehicle maintenance, and windshield repair within the primary building</u>					
<u>Motor vehicle impound yard</u>				<u>UP</u>	<u>UP</u>
Moving, storage or warehousing establishments			UP	X	X
Museums, art galleries	X	X	X	UP	
Music or dancing school	X	X	X		
Newspaper or magazine distribution, excluding adult bookstores		X	X	UP	UP
Newspaper publishing			X	UP	UP

Nurseries (day) and kindergartens	X	X	UP		
Meeting all requirements of appropriate State and local regulations and standards					
Nursery and greenhouse, commercial	UP	X	X	X	X
Offices—	X	X	X	UP	UP
Any of which is incidental to use otherwise permitted in the district or which functions itself as all or part of a use otherwise permitted within the district—	X	X	X	X	X
Office equipment and supplies, restaurant supplies, dental, hospital, beauty and barber supply store, or laboratory supply and incidental services associated with sale thereof—		X	X	UP	
Office	X	X	X	UP	UP
Professional, business, administrative, executive and other offices having no storage of stock-in-trade (other than samples) or heavy equipment and no sale of commodities on the premises					
<u>Any of which is incidental to use otherwise permitted in the district or which functions itself as all or part of a use otherwise permitted within the district</u>	X	X	X	X	X
Optical and scientific instrument manufacturer		UP	X	X	X
Orthopedic braces, artificial limbs, etc., (sales)		X	X		
Outside displays	X	X	X	X	X
Shall be limited to boats, trailers, trucks, and other vehicles, products and materials not normally or in limited numbers found exhibited in stores within retail and wholesale establishments. Items such as food, furniture, tools, appliances, bag materials such as cement, fertilizer, etc., shall not be displayed outside. Outside displays shall not be located within fifteen (15) feet to any property line					
Parking lot	X	X	X	X	X
On-site or off-site or parking structure for employees, customers or visitors for any business or industrial use or commercial or public parking lot or parking structure					
Parks, public—	UP	UP	UP	UP	UP
Patrol system and burglar alarm watching service		X	X	X	X
Pawn shop		X	X		
Penal and correctional institutions	UP	UP	UP	UP	UP
Personal service establishments	X	X	X	UP	
Providing but not limited to barber and beauty shops, shoe repair shop,					

travel agencies, photographers, reducing salons, tailors, dressmaker, <u>massage, tattoo shops, beauty/day spa</u>					
Pharmaceutical manufacturer			UP	X	X
Philanthropic and charitable organizations	X	X	X	UP	UP
Photographers	X	X	X	UP	
Plastics manufacturing				UP	X
Playgrounds	UP	UP	UP	UP	UP
Pottery and porcelain manufacturer				X	X
Pottery, porcelain and vitreous china manufacturing					X
Prefabricated homes, mobile homes, camper manufacture				UP	X
Prefabricated home sales			X	X	X
Printing, blueprinting, engraving			X	X	X
Or other reproduction services with no limit as to floor area. (Ord. No. 1506, 8-11-85)					
Radio and television stations and transmitting towers			UP	X	X
Radio and television stations excluding transmitting towers		X	X	X	X
Railroad passenger station			X	X	X
<u>Reception and events facilities</u>		X	X	UP	
<u>Recreational assembly uses for children, young adults (bounce gyms, party places, baseball/batting training facility, cheerleading training, dance studio training, swimming)</u>	X	X	X		
<u>Recreational vehicle storage (RV's, Boats, etc.)</u>			UP	X	X
<u>Recycling collection facility and transfer only facility</u>				X	X
<u>Conducted on a small scale for individual residents to deposit aluminum cans or similar, not including outdoor storage or large truck deliveries</u>					
<u>Recycling collection, transfer, and processing facility</u>					UP
Reducing salons		X	X	UP	
Repair shop for repairs or adjustments to bicycles, small appliances, watches, locks, musical instruments, guns and similar items conducted wholly within a building with no outside storage of materials or equipment	X	X	X		
Research (industrial) and educational facility			X	X	X
Rescue service		X	X	X	X
Residential (single- and multiple-family)	UP	UP	UP	UP	UP

Restaurant or drive-in	X	X	X	UP	UP
Food or drink sales for immediate consumption within principal building and all types of drive-in establishments serving food or drink outside of a building or catering to takeout trade, but not featuring adult service (Ord. No. 2413, § 4.D, 11-18-93)					
Restaurant supplies		X	X	UP	
Retail stores selling or renting goods predominantly at retail on the premises, including but not limited to the following: (see footnote #2 at end of table)					
1) Hardware, paint, wallpaper, fabrics, supplies, curtains, linens, knitting supplies, china, glass, pottery, <u>firearms</u>	X	X	X		
2) Furniture, floor covering, appliances		X	X		
3) Farm and garden supplies, including nursery stock, feed and grain	UP	X	X		
4) Antiques and secondhand goods, excluding materials held only for discard or repossessing		X	X		
<u>Roofing</u>			UP	X	X
<u>Self-storage, mini-warehousing and moving establishment consisting of individual storage units which are independently accessed and locked and provided such units are used solely for dead storage purposes. The facility may contain as an accessory uses, storage for recreational vehicles and boats, and allow for on-site manager's quarters</u>		UP	X	X	X
Service station (gasoline) complying with the following conditions:		UP	UP	UP	UP
1) Does not perform body work, painting or dismantling and/or salvage work					
2) Does not store any vehicle for more than five (5) days					
3) Provides amenities and safeguards of such dimensions that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities					
4) Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet					
5) No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way, or ten (10) feet to a property line					
6) Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code					

Service station (gasoline, self-service) complying with the following conditions:	UP	UP	UP	UP	UP
1) Limited to the dispensing of fuels, oil, antifreeze and other minor accessories					
2) Does not rent or sell motor vehicles, trailers or general replacement parts, nor do any type of vehicle repair or maintenance work				1	
3) Does not provide for the storage or parking of vehicles for a period in excess of twenty-four (24) hours				1	
4) Provides amenities and safeguards of such dimensions that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities				1	
5) Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet				1	
6) No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way line				1	
7) Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code				1	
Sexually oriented business (adult bookstore, adult service business, and adult video facility)					
Permitted by an adult use permit in C-2, C-3, I-1 and I-2 districts only, subject to conditions or limitations in section 305(2)(c)1 (Ord. No. 2413, § 4.A, 11-18-93)					
Sheet metal products, tinsmithing			X	X	X
(Light, such as ventilating ducts and eaves), with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building					
Sheet metal products, tinsmithing			UP	X	X
(Light, such as ventilating ducts and eaves), with all storage of goods, materials and equipment and processing and manufacturing, utilizing outside storage					
Shoe repair shop	X	X	X	UP	
<u>Shooting range indoors only</u>		X	X	UP	UP
Sign-making company		X	X	UP	UP

With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than four thousand (4,000) square feet of net floor area					
Sign manufacturer				X	X
Signs conforming to requirements of sign code [Ch. 39]	X	X	X	X	X
Skating rink		X	X		
Social and fraternal organizations and lodges, headquarters for scouts and other youth organizations		X	X		
<u>Solar energy system (ancillary)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Solar energy system (utility scale)</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>	<u>UP</u>
Specialty stores (see footnote #2 at end of table)	X	X	X		
Selling or renting goods predominantly at retail on the premises, including but not limited to the following lines: tobacco, newspapers, books, stationary, gifts, cards, novelties, <u>flowery</u> jewelry, luggage, optical goods, sporting goods, bicycles, pets, hobby supplies, toys, coins, stamps, photo supplies, art supplies, works of art, music, musical instruments, sewing machines, radio and TV sales and service, but excluding adult bookstores (Ord. No. 2413, § 4.E, 11-18-93)					
Stadiums, coliseums, assembly halls owned by nonprofit organizations or by State, Municipal or County government		X	X	UP	UP
Storage of commercial vehicles			UP	X	X
Where not an accessory use to another use which is permitted					
Storage (outside) of heavy materials and equipment				UP	X
Supermarket, grocery, delicatessen, or other store carrying a variety of food and related goods (see footnote #2 at end of table)	X	X	X	UP	
Tailors	X	X	X	UP	
Taxi dispatching station		X	X	X	X
Taxi terminal			X	X	X
<u>Telegraph or messenger service—</u>		<u>X</u>	<u>X</u>	<u>UP</u>	<u>UP</u>
Television and radio stations and transmitting towers			UP	X	X

Television and radio stations, excluding transmission towers		X	X	X	X
Textile manufacturer				X	X
Theaters, <u>cinema</u> , excluding drive-in and adult video facilities (Ord. No. 2413, § 4.F, 11-18-93)		X	X		
Theaters, <u>legitimate</u> , <u>performing arts</u> <u>artistic</u> programs or events		X	X	UP	
Tile, brick and terra cotta manufacturing					X
Tinsmith			UP	X	X
Tire recapping and retreading (in accordance with Fire Code)			UP	X	X
Tobacco products manufacture and storage				X	X
Tourist homes, hotels and motels		X	X	UP	UP
Trade and vocational schools			X	X	X
Trailers (<u>for educational, office or storage</u>)	UP	UP	UP	UP	UP
Transient service facilities	UP	UP	UP	UP	UP
Travel agencies	X	X	X	UP	
Truck or rail freight yard or terminal				X	X
Upholsterer		X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area					
Uniforms sales or renting	X	X	X		
Utility company offices, including exchanges	X	X	X	X	UP
Utility (public)	UP	UP	UP	UP	UP
Distribution lines, transformer stations, transmission lines and towers, water tanks and towers, and telephone exchanges but not service or storage yards					
Utility (public) storage yards			UP	X	X

Variety store (see footnote #2 at end of table)–	X	X	X		
Including sale of specific items elsewhere in this table, if customarily sold in such a store–					
Veterinarian hospital or clinic		X	X		
All equipment, storage of animals and services are wholly contained within the principal building					
Warehousing, or moving and storage establishment			UP	X	X
<u>Wedding reception and event facilities</u>		X	X	UP	
Welding shops			UP	X	X
Wholesaling or distribution			UP	X	X
Including the handling of stock and incidental retail					

Footnotes:

- 1) Drive-in, drive-up, and all fast-turnover establishments may be located at the intersection of a major arterial road and any other road when it is an integral part of a larger planned commercial project and providing the driveway is at least one hundred fifty (150) feet from the intersection when approaching the intersection and at least one hundred fifty (150) feet from the intersection when leaving the intersection.
- 2) Large single use retail, as defined in section 35-200 of this Code, shall only be permitted at locations specified, and when developed in accordance with section 35-1902 (10) of this code.

This requirement is not intended to preclude access to any subdivided lot of record, previously zoned for commercial use, but in all cases to require the maximum possible distance within the above limits for the location of access and egress driveways, consistent with the spirit of the ordinance.

The Council, by minute action, may further modify this requirement in cases of hardship.
(Ord. No. 2549, § 2, 5-25-95; Ord. No. 3063, § 3, 11-18-99; Ord. No. 3290, § 2, 8-9-01)

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Airport			UP	UP	UP
Alcoholic beverage package store		UP	UP	UP	UP
Ambulance service		X	X	UP	
Amusement arcade		UP	UP		
Permitted only by use permit for a period of one (1) year, renewable upon application and approval by the City Council for such period of time and manner of extension as prescribed in Council action. Such use permit shall be nontransferable for persons and/or building location					
The proposed location must be in conjunction with:					
a) A major recreational use, such as a bowling alley, skating rink, theater complex; or					
b) A community or regional shopping center when the hours are restricted to the prevailing shopping hours, or as prescribed by Council; or					
c) A neighborhood shopping center, when the hours are the same as the supermarket, or as prescribed by Council; or					
d) Commercial centers (a planned center of five (5) or more commercial uses)					
Amusement arcades shall not be located closer than three hundred (300) feet to another amusement arcade, church, public or parochial school or playground					
Any proposed location would be considered on an individual basis. In addition to Code requirements and restrictions, the following will be considered:					
1) Adjacent uses					
2) Neighborhood protest					
3) Adequate bicycle and auto parking					
4) Proposed management and hours					
5) Police Department recommendation					
6) Type of games					
7) Security, other than provided by the shopping center					
8) Provision of restrooms for men and women					
Amusement park		UP	UP		

Animal daycare indoors only, with or without overnight boarding	X	X	X		
Animal daycare with outdoor play areas, with or without overnight boarding		UP	UP		
Animal rescue shelter (see kennel)					
Apparel and clothing store (see footnote #2 at end of table)	X	X	X		
Appliance repairer	UP	X	X	UP	UP
With all storage of goods, materials, and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment					
Art galleries	X	X	X	UP	
Artistic programs or events	UP	UP	UP	UP	UP
Assembly hall, coliseums and stadiums		X	X	UP	UP
Owned by nonprofit organizations or by the State, municipal or County government					
Automobile accessories (sales)		X	X	UP	
Automobile racing				UP	UP
Automobile and truck sales			X	UP	UP
With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use					
Bakery (goods baked and sold on premises)	X	X	X	UP	
Bakery, wholesale			UP	X	X
Bank	X	X	X	UP	UP
Bar, cocktail lounge		UP	UP	UP	UP
Excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)					
Barbershops	X	X	X	UP	
Beauty shops	X	X	X	UP	
Beauty and barbershop supplies		X	X	UP	
Bicycle sales, rental, service and storage	X	X	X		
Billiard or pool hall		X	X		
Boat building, repair, service and storage			X	X	X
Boat sales		X	X	UP	
With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use					

Bottling works for soft drinks			X	X	X
Brick, tile and terra cotta manufacturing					X
Broker, investments, loans	X	X	X		
Building contractors		X	X	X	X
Including electrical, plumbing, and roofing contractors with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings					
Building contractors			UP	X	X
Including electrical, plumbing, and roofing contractors with all storage of goods, materials and equipment and all processing and manufacturing utilizing outside storage					
Building materials companies		X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings					
Building supplies and materials, glass sales, and installation with outside storage yard for lumber, bricks, cement blocks or other materials			X	X	X
Building supplies and materials, glass sales, and installation without outside storage of lumber, brick cement blocks or other materials (see footnote #2 at end of table)		X	X	X	X
Bus passenger station (inter-City)			X	X	X
Bowling alley		X	X		
Candy manufacture			X	X	X
Candy (manufactured and sold on the premises)	X	X	X		
Carnival, fair, rodeo, etc.		UP	UP	UP	UP
Caterers		X	X	X	X
Cemeteries, mausoleums			UP	UP	UP
Charitable and philanthropic organizations	X	X	X	UP	UP
Childcare or child daycare	X	X	UP		
Churches and other places of worship	X	X	X	UP	UP
Including Sunday School buildings, parish houses, rectories and other residences of clergy					
Cleaners, dryers, clothing storage establishments (all including pickup station) or self-service laundromat, all performing services entirely for retail trade on the premises	X	X	X	UP	

Cleaning of building exteriors, disinfecting or exterminating establishments with all materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than two thousand (2,000) square feet of net floor space		X	X	X	X
Clothing and apparel store (see footnote #2 at end of table)	X	X	X		
Clothing manufacturer	X	X	X		
Clubs, membership (not operated for profit), excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		X	X		
Cocktail lounge, bar, excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		UP	UP	UP	UP
Cold storage facility			X	X	X
Coliseums, stadiums, assembly halls owned by nonprofit organizations or by the State, municipal or County government		X	X	UP	UP
College (business college, only)		X	X		
Community centers	X	X	X	UP	
Convalescence homes, nursing homes and homes for the aged		X	UP		
Cosmetic store, including sale of goods and services customarily incidental thereto	X	X	X		
Credit bureaus		X	X		
Dairy products, processing, bottling and distribution, cream manufacturing, all on a wholesale basis			X	X	X
Dance hall, club, excluding adult service business (Ord. No. 2413, 4.B, 11-18-93)		X	X		
Dancing or music schools	X	X			
Delicatessen, grocery, supermarket or other store carrying a variety of food and related goods	X	X	X	UP	
Dental and medical offices and clinics (excluding veterinarians)	X	X	X	UP	UP
Dental supplies		X	X	UP	
Department store (see footnote #2 at end of table)	X	X	X		
Including sale of items shown elsewhere in this table if customarily sold in such a store					
Diaper service			X	X	X
Donation center (clothing and household furniture)		X	X		
Dressmaker	X	X	X	UP	

Drive-in, drive-up, and all fast-turnover establishments defined as businesses that include in their design and function the use of drive-in windows, curbside service, express lines and/or layout of retail stock and checkout facilities to facilitate the rapid delivery of goods and services to customers, such as but not limited to cleaners, banks, liquor stores, fast-food restaurants, service stations, convenience markets and similar uses (see footnote #1 at end of table)	X	X	X	UP	UP
Drive-in theater		X	X	UP	UP
Excluding the showing of films involving specified sexual activities and specified anatomical areas [defined in section 200]					
Driving school		X	X		
Drugstore or cosmetic store	X	X	X		
Including sale of goods and services customarily incidental thereto					
Dry cleaning, laundering (industrial)			X	X	X
Dwellings (single-family and multi-family)	UP	UP	UP	UP	UP
Dyeing plant			UP	UP	UP
Educational facility					
1) Kindergarten through 8 th grade (Elementary)	X	X			
2) 9 th through 12 th grade			X		
3) Higher education and alternative schools (college, business college, beauty school)		X	X	UP	
4) Trade/vocational (industrial, HVAC, plumbing, motor vehicle)			X	X	UP
Educational facilities and industrial research (technical)		X	X	X	X
Electrical equipment assembly			UP	X	X
Electrical and industrial equipment repair			X	X	X
Express office			X	X	X
Exterminating establishment			X	X	X
With materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than four thousand (4,000) square feet of net floor space					
Fair, carnival, rodeo, etc.		UP	UP	UP	UP
Farm equipment sale and rental, with inventory and repair			X	UP	UP
Farm machinery repair			X	X	X
Farmer's market		X	X		

Feed and grain sales and storage			X	X	X
Florist	X	X	X		
Food or drink sales for immediate consumption within the principal building and excluding all types of drive-in establishment serving food or drink outside of a building or catering to the takeout trade	X	X	X	UP	UP
Food processing in wholesale quantities, except meat, fish, poultry, vinegar and yeast			X	X	X
Food specialty store	X	X	X	UP	
Including but not limited to the following lines: meat (excluding slaughtering and eviscerating), fish, eggs, poultry (excluding slaughtering), fruit, vegetables, candy, nuts, coffee, tea, confection, dairy products, health foods, bakery (retail)					
Foundries (producing iron and steel products)					UP
Fuel dispensing equipment	UP	UP	UP	UP	UP
Pumps shall not be located closer than twenty (20) feet to a right-of-way or ten (10) feet to a property line					
Funeral parlors, mortuaries		X	X		
Furniture and appliance repairer		X	X	UP	UP
Furniture manufacturing (cabinets and household furniture)				X	X
Garden shop	X	X	X		
Gas, natural and propane bulk storage			UP	UP	X
One hundred (100) gallons to five hundred (500) gallons may be granted an administrative use permit by the Zoning Administrator when requirements of the Zoning Code have been met. Less than one hundred (100) gallons is not construed to be bulk storage. Note: This does not exempt/supersede Fire Department approval of fuel storage tanks					
Gasoline dispensing (other than service station)	UP	UP	UP	UP	UP
Fuel shall not be located closer than twenty (20) feet to a right-of-way line or ten (10) feet to a property line					
Gasoline or chemical bulk terminal plants for wholesale storage					UP
Receiving, storage, handling and distribution areas shall not be located closer than one hundred (100) feet to the front property line and no closer than fifty (50) feet to side rear property lines. Storage areas for containerized liquids shall be covered and screened from public view. Setback areas may be used for parking retention, or nonhazardous uses as defined by the UBC consistent with the I-2 Zone setback regulations, but a minimum of one thousand (1,000) feet from any existing or planned residential area. (Ord. No. 1353, § II, 8-25-					

84)					
General contractor or workman with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	X	X
Gift shop	X	X	X		
Golf courses, miniature golf and driving ranges	X	X	X	UP	UP
Government buildings used exclusively by the Federal, State, County or City Government purposes except for garages, repair or storage yards, warehouses and buildings used for industrial type operations, or for operations requiring heavy and frequent movement of trucks	X	X	X	X	X
Greenhouse and nursery, commercial	UP	X	X	X	X
Grocery, delicatessen, supermarket or other store carrying a variety of food and related goods (see footnote #2 at end of table)	X	X	X	UP	UP
Gymnasium, fitness center, personal training, martial arts studio, yoga/Pilates studio	X	X	X		
Handicrafts			X	X	X
Manufacture and sale of, at retail or wholesale which are manufactured predominantly by hand and involve the application of artistic skills					
Hatcheries					X
Health centers	X	X	X		
Heliports			UP	UP	UP
Hobby shop	X	X	X		
Home improvement company, upholsterer, general contractor or workman, building materials company, sign-making company with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than five thousand (5,000) square feet of net floor area		X	X	UP	UP
Home improvement retailer (see footnote #2 at end of table)	X	X	X		
Hospitals (excluding animal hospitals)	X	X	X		
Hospital supplies		X	X	UP	
Hotels, motels, tourist homes		X	X	UP	UP
Household appliance store (see footnote #2 at end of table)	X	X	X		
Ice manufacturer (excluding ice machines)			UP	X	X
Incinerators; landfill	UP	UP	UP	UP	UP
Industrial equipment machinery repair and service			UP	X	X

Industrial			UP	X	X
Light operations or light mechanical, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibration, noise, odor or effluents					
Insurance company or agency	X	X	X		
Interior decorator	X	X	X		
Jewelry store	X	X	X		
Junk yards					UP
Providing all conditions set forth below are met:					
1) No material which fails to meet the conditions set forth in the definition of a junk yard in section 200 of this Code					
2) No material shall be placed in any junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water or other causes					
3) Any land or structure which has not been used as a junk yard and has been abandoned for a period of at least 3 months shall not be used as a junk yard except by use permit					
4) All paper, rags, cloth and other fibers and activities involving the same, other than loading or unloading, shall be fully within enclosed buildings					
5) In order to lessen the adverse effect on adjoining property, reduce wind-blown trash, prevent hazards to children and create a more healthful environment, suitable screening such as a masonry wall or solid fencing shall be required as a condition set in approving a junk yard by use permit					
Kennel, commercial			UP		
Or other establishment where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within five hundred (500) feet from any residentially zoned property or one hundred (100) feet from any property line					
Kindergartens and day nurseries	X	X	UP		
Meeting all requirements of appropriate State and local regulations and standards					
Laboratories serving professional requirements, dentist, medical, etc.		X	X	X	UP
Laboratory supplies		X	X	UP	UP
Laundering plant, dry cleaning, diaper service (industrial)			X	X	X

Laundromat, self-service	X	X	X	UP	
Performing services entirely for retail trade					
Leather goods manufacturer			UP	X	X
Letters, duplicating and mailing		X	X	UP	UP
Libraries	X	X	X	UP	
Liquor, wine, beer sales	UP	UP	UP	UP	UP
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations		X	X		
Machine tool manufacturing				UP	X
Machine shops			UP	X	X
Magazine or newspaper distribution, excluding adult bookstores		X	X	UP	UP
Manufacturing uses not otherwise named herein upon the approval of Zoning Administrator				UP	UP
Provided that no use shall be permitted in this section which is likely to be dangerous, offensive or detrimental to the health, safety, welfare or general character of this zoning district or of the community by reason of the emission of dust, gas, smoke, noise, fumes, odors, vibration, glare or otherwise (Ord. No. 1506, 8-11-85)					
Meat processing and packing				UP	UP
Mechanical (light)			UP	X	X
Light industrial operation, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibrations, noise, odor or effluents					
Medical and dental offices and clinics, medical spas, excluding veterinarians	X	X	X		
Medical marijuana					
Facility		UP	UP		
Cultivation site				UP	UP
Infusion food establishment				UP	UP
Mobile home sales and rental, but not including occupancy on the site			X	UP	UP
Monument sales establishment		X	X	UP	
With incidental processing to order but excluding the shaping of stones and similar processes					
Motels, hotels, tourist homes		X	X	UP	UP

Motorcycle sales, rental and repair			X	UP	
When repair is carried on within the principal building					
Motor vehicle repairs, wholesale and retail including accessories and customization, detailing		X	X	UP	UP
Excluding full body paint spraying and body and fender work except replacement, carried on completely within a structure and having no outside storage of vehicles or parts of vehicles except those to be serviced or repaired for retail customers. Such storage shall be clearly incidental to the principal business and time of such outside storage shall not exceed 1 week for each vehicle (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)					
Motor vehicle repairs, wholesale and retail			X	UP	UP
Including full body paint spraying and body and fender work carried on within a structure with storage of wrecked vehicles or parts permitted only behind the principal building. Such storage of vehicles or their parts will be incidental to the principal business and will not constitute a junkyard as defined in section 200 of this Code (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)					
Motor vehicle rentals		X	X		
Motor vehicle wash	UP	X	X	UP	UP
May have incidental detailing, minor vehicle maintenance, and windshield repair within the primary building					
Motor vehicle impound yard				UP	UP
Moving, storage or warehousing establishments			UP	X	X
Museums, art galleries	X	X	X	UP	
Music or dancing school	X	X	X		
Newspaper or magazine distribution, excluding adult bookstores		X	X	UP	UP
Newspaper publishing			X	UP	UP
Nurseries (day) and kindergartens	X	X	UP		
Meeting all requirements of appropriate State and local regulations and standards					
Nursery and greenhouse, commercial	UP	X	X	X	X
Office	X	X	X	UP	UP
Professional, business, administrative, executive and other offices having no storage of stock-in-trade (other than samples) or heavy equipment and no sale of commodities on the premises					
Any of which is incidental to a use otherwise permitted in the district or	X	X	X	X	X

which functions itself as all or part of a use otherwise permitted within the district					
Optical and scientific instrument manufacturer		UP	X	X	X
Orthopedic braces, artificial limbs, etc., (sales)		X	X		
Outside displays	X	X	X	X	X
Shall be limited to boats, trailers, trucks, and other vehicles, products and materials not normally or in limited numbers found exhibited in stores within retail and wholesale establishments. Items such as food, furniture, tools, appliances, bag materials such as cement, fertilizer, etc., shall not be displayed outside. Outside displays shall not be located within fifteen (15) feet to any property line					
Parking lot	X	X	X	X	X
On-site or off-site or parking structure for employees, customers or visitors for any business or industrial use or commercial or public parking lot or parking structure					
Patrol system and burglar alarm watching service		X	X	X	X
Pawn shop		X	X		
Penal and correctional institutions	UP	UP	UP	UP	UP
Personal service establishments	X	X	X	UP	
Providing but not limited to barber and beauty shops, shoe repair shop, travel agencies, photographers, reducing salons, tailors, dressmaker, massage, tattoo shops, beauty/day spa					
Pharmaceutical manufacturer			UP	X	X
Philanthropic and charitable organizations	X	X	X	UP	UP
Photographers	X	X	X	UP	
Plastics manufacturing				UP	X
Playgrounds	UP	UP	UP	UP	UP
Pottery and porcelain manufacturer				X	X
Pottery, porcelain and vitreous china manufacturing					X
Prefabricated homes, mobile homes, camper manufacture				UP	X
Prefabricated home sales			X	X	X
Printing, blueprinting, engraving			X	X	X
Or other reproduction services with no limit as to floor area. (Ord. No. 1506, 8-11-85)					

Radio and television stations and transmitting towers			UP	X	X
Radio and television stations excluding transmitting towers		X	X	X	X
Railroad passenger station			X	X	X
Reception and events facilities		X	X	UP	
Recreational assembly uses for children, young adults (bounce gyms, party places, baseball/batting training facility, cheerleading training, dance studio training, swimming)	X	X	X		
Recreational vehicle storage (RV's, boats, etc.)			UP	X	X
Recycling collection facility and transfer only facility				X	X
Conducted on a small scale for individual residents to deposit aluminum cans or similar, not including outdoor storage or large truck deliveries					
Recycling collection, transfer, and processing facility					UP
Reducing salons		X	X	UP	
Repair shop for repairs or adjustments to bicycles, small appliances, watches, locks, musical instruments, guns and similar items conducted wholly within a building with no outside storage of materials or equipment	X	X	X		
Research (industrial) and educational facility			X	X	X
Residential (single- and multiple-family)	UP	UP	UP	UP	UP
Restaurant or drive-in	X	X	X	UP	UP
Food or drink sales for immediate consumption within principal building and all types of drive-in establishments serving food or drink outside of a building or catering to takeout trade, but not featuring adult service (Ord. No. 2413, § 4.D, 11-18-93)					
Restaurant supplies		X	X	UP	
Retail stores selling or renting goods predominantly at retail on the premises, including but not limited to the following: (see footnote #2 at end of table)					
1) Hardware, paint, wallpaper, fabrics, supplies, curtains, linens, knitting supplies, china, glass, pottery, firearms	X	X	X		
2) Furniture, floor covering, appliances		X	X		
3) Farm and garden supplies, including nursery stock, feed and grain	UP	X	X		
4) Antiques and secondhand goods, excluding materials held only for discard or repossessing		X	X		
Self-storage, mini-warehousing and moving establishment consisting of individual storage units which are independently accessed and locked and provided such units are used solely for dead storage purposes. The facility may		UP	X	X	X

contain as an accessory use, storage for recreational vehicles and boats, and allow for on-site manager's quarters					
Service station (gasoline) complying with the following conditions:		UP	UP	UP	UP
1) Does not perform body work, painting or dismantling and/or salvage work					
2) Does not store any vehicle for more than five (5) days					
3) Provides amenities and safeguards of such dimensions that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities					
4) Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet					
5) No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way, or ten (10) feet to a property line					
6) Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code					
Service station (gasoline, self-service) complying with the following conditions:	UP	UP	UP	UP	UP
1) Limited to the dispensing of fuels, oil, antifreeze and other minor accessories					
2) Does not rent or sell motor vehicles, trailers or general replacement parts, nor do any type of vehicle repair or maintenance work				1	
3) Does not provide for the storage or parking of vehicles for a period in excess of twenty-four (24) hours				1	
4) Provides amenities and safeguards of such dimensions that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities				1	
5) Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet				1	
6) No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way line				1	
7) Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code				1	

Sexually oriented business (adult bookstore, adult service business, and adult video facility)					
Permitted by an adult use permit in C-2, C-3, I-1 and I-2 districts only, subject to conditions or limitations in section 305(2)(c)1 (Ord. No. 2413, § 4.A, 11-18-93)					
Sheet metal products, tinsmithing			X	X	X
(Light, such as ventilating ducts and eaves), with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building					
Sheet metal products, tinsmithing			UP	X	X
(Light, such as ventilating ducts and eaves), with all storage of goods, materials and equipment and processing and manufacturing, utilizing outside storage					
Shooting range indoors only		X	X	UP	UP
Sign-making company		X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than four thousand (4,000) square feet of net floor area					
Sign manufacturer				X	X
Signs conforming to requirements of sign code [Ch. 39]	X	X	X	X	X
Skating rink		X	X		
Social and fraternal organizations and lodges, headquarters for scouts and other youth organizations		X	X		
Solar energy system (ancillary)	X	X	X	X	X
Solar energy system (utility scale)	UP	UP	UP	UP	UP
Specialty stores (see footnote #2 at end of table)	X	X	X		
Selling or renting goods predominantly at retail on the premises, including but not limited to the following lines: tobacco, newspapers, books, stationary, gifts, cards, novelties, jewelry, luggage, optical goods, sporting goods, bicycles, pets, hobby supplies, toys, coins, stamps, photo supplies, art supplies, works of art, music, musical instruments, sewing machines, radio and TV sales and service, but excluding adult bookstores (Ord. No. 2413, § 4.E, 11-18-93)					

Stadiums, coliseums, assembly halls owned by nonprofit organizations or by State, Municipal or County government		X	X	UP	UP
Storage of commercial vehicles			UP	X	X
Where not an accessory use to another use which is permitted					
Storage (outside) of heavy materials and equipment				UP	X
Supermarket, grocery, delicatessen, or other store carrying a variety of food and related goods (see footnote #2 at end of table)	X	X	X	UP	
Tailors	X	X	X	UP	
Taxi dispatching station		X	X	X	X
Taxi terminal			X	X	X
Television and radio stations and transmitting towers			UP	X	X
Television and radio stations, excluding transmission towers		X	X	X	X
Textile manufacturer				X	X
Theaters, cinema, excluding drive-in and adult video facilities (Ord. No. 2413, § 4.F, 11-18-93)		X	X		
Theaters, performing arts programs or events		X	X	UP	
Tile, brick and terra cotta manufacturing					X
Tire recapping and retreading (in accordance with Fire Code)			UP	X	X
Tobacco products manufacture and storage				X	X
Tourist homes, hotels and motels		X	X	UP	UP
Trailers (for educational, office or storage)	UP	UP	UP	UP	UP
Transient service facilities	UP	UP	UP	UP	UP
Travel agencies	X	X	X	UP	
Truck or rail freight yard or terminal				X	X
Upholsterer		X	X	UP	UP

With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area					
Uniforms sales or renting	X	X	X		
Utility company offices, including exchanges	X	X	X	X	UP
Utility (public)	UP	UP	UP	UP	UP
Distribution lines, transformer stations, transmission lines and towers, water tanks and towers, and telephone exchanges but not service or storage yards					
Utility (public) storage yards			UP	X	X
Veterinarian hospital or clinic		X	X		
All equipment, storage of animals and services are wholly contained within the principal building					
Warehousing, storage establishment			UP	X	X
Wedding reception and event facilities		X	X	UP	
Welding shops			UP	X	X
Wholesaling or distribution			UP	X	X
Including the handling of stock and incidental retail					

Footnotes:

- (1) Drive-in, drive-up, and all fast-turnover establishments may be located at the intersection of a major arterial road and any other road when it is an integral part of a larger planned commercial project and providing the driveway is at least one hundred fifty (150) feet from the intersection when approaching the intersection and at least one hundred fifty (150) feet from the intersection when leaving the intersection.
- (2) Large single use retail, as defined in section 35-200 of this Code, shall only be permitted at locations specified, and when developed in accordance with section 35-1902 (10) of this code.

This requirement is not intended to preclude access to any subdivided lot of record, previously zoned for commercial use, but in all cases to require the maximum possible distance within the above limits for the location of access and egress driveways, consistent with the spirit of the ordinance.

The Council, by minute action, may further modify this requirement in cases of hardship. (Ord. No. 2549, § 2, 5-25-95; Ord. No. 3063, § 3, 11-18-99; Ord. No. 3290, § 2, 8-9-01)