

Permitted Uses						Addit. Req'mt.	Residential Zone					
C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
X	X	X	X	X	Accessory buildings and uses located on the same lot or parcel of land as the main structure and customarily incidental to the permitted or conditional use.	Section 4.4	X	X	X	X	X	X
					Agricultural and horticultural uses; livestock.		X					
					Agricultural buildings such as barns, sheds, silos, granaries, windmills, and related agriculture uses or livestock for sheltering or housing livestock, which are concurrent to the operation of an agricultural enterprise shall observe minimum setback of 50 feet from any property line and be spaced a minimum of 200 feet from any residence on an adjacent lot or parcel.		X					
				C	Air terminal facilities.		C					
X	X	X			Ambulance services.							
X	X				Appliance stores, including repairs and services.							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
					Amusements, commercial; arcade (see game room).							
X	X				Assisted living home/facility.							
X	X	X			Auction houses, but not including livestock.							
C	X	C		X	Auditoriums, stadiums, coliseums, (places of assembly and entertainment).							
	X				Automotive supply store.							
					Bait production.		X					
	X	X			Bakeries.							
X	X	X			Banks, financial establishments.							
X	X	X	X		Barber and beauty salons.							
	X				Bed and breakfast home.	Section 9.4(j)	X			C		
X	X	X			Bed and breakfast inn.	Section 9.4(k)	C			C		
X	X	X			Bicycle stores.							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
	X	X			Broadcasting studios, radio and television (tower facilities must meet requirement of telecommunications tower and antenna ordinance.)							
X	X	X			Boarding house; rooming house.					X		
	X				Bottling works for soft drinks.							
	X	X			Bowling alleys and billiard rooms.							
	X			X	Building and lumber supply establishments.							
	X	X		X	Bus station and railroad terminal.							
X	X	X			Cafes, grills, lunch counters, and restaurants serving alcohol.							
X	X	X		X	Café.							
	C				Campgrounds.		C					
					Car wash (see Motor vehicle wash).							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
X	X	X	X	X	Catering, carry-out, delivery only.							
	X				Cemeteries; mausoleums; columbariums (not church related).	Section 9.4(e)	X					
X	X	X			Churches and their attendant educational, kindergartens, columbariums, and recreational facilities, and public schools, provided that: (1) adequate ingress and egress to a major street is assured; (2) they are provided with adequate, paved off-street parking areas; (3) the buildings are placed not less than 30 feet from street lines and not less than 25 feet from property lines; (4) adequate provisions are made for maintaining a planted buffer strip along adjoining property lines (see section 4.10 buffer requirements).	Section 9.4(e)	X	C	C		C	C

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
					Churches and other places of worship and related accessory buildings provided they are located on a lot fronting an arterial or collector street and are placed not less than 50 feet from any property line.	Section 9.4(e)				C		
X	X	X			Clubs, lodges, civic or fraternal lodges.							
X	X				Clothing, shoe, millinery, dry goods and notion stores.							
	X				Communication offices/centers, telephone (tower facilities must meet requirements of telecommunications tower and antenna ordinance).							
					Community/neighborhood building, not-for-profit (provided building is not within 100 feet of any property line).		X	X	X	X	X	X
	X				Contractor's administrative offices and product showrooms.							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
				X	Contractor's office, shop and storage.							
				X	Contractor's storage and equipment yards.							
					Country clubs (golf, swimming, tennis).		X	X	X			
					Country clubs (golf, swimming, tennis) and golf clubs, fishing clubs and camps, marinas, gun clubs when located on lands comprising ten acres or more and making use of land in its predominantly natural state; shooting ranges must provide protective natural or artificial barriers preventing bullets, shells or pellets from traveling to human occupied areas.		X					
X	X				Convention center/conference center.		C					
					Dairy farms.		X					
					Day care home, family.		X	X	X	X	X	X
X	X	X	X	C	Day care center.		X			X		

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
X	X	X		X	Dry cleaning and laundry establishments; except in the C-1 and C-3 where such operation is for local service only and no work is done on the premises for other similar establishments or pickup stations.							
					Dwelling, multi-family; condominium (3 units or more).	Sections 9.4(a); 9.4(f); 9.5				X		
					Dwelling, single-family attached.					X	X	X
X			X		Dwelling, single-family detached—Type I.		X	X	X	X	X	X
			X		Dwelling, single-family detached—Type II.		X		X	X	X	X
					Dwelling, single-family detached—Type III.		X			X	X	
					Dwelling, single-family detached—Type IV.	Section 9.4(b)	X				X	

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
					Dwelling, townhouse (fee-simple).	Sections 9.4(f); 9.4(g); 9.4(h); 9.5				X		X
					Dwelling, two-family (duplexes) [In the A-1 district, only if the land is used for bona fide agricultural purposes and shall house only those persons and their immediate family employed in carrying out such bona fide agricultural use.]		X			X		
		C			Dwelling, loft.							
					Dwelling, zero lot line—Type II (site built only).	Sections 9.4(i); 9.5						X
X	X	X			Event center.		C					
	X				Extended stay facility.	Section 9.4(p)						
	X			X	Farmer's market; produce stand.	Section 9.4(l)						
					Fish hatcheries.		X					



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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
	X			X	Flea market.	Section 9.4(l); chapter 22 of Municipal Code						
	C			X	Food locker plant where lockers are rented for the storage of food, including sale at retail, and delivery.							
				X	Food processing plants, such as bakeries, meat packers, or fish and poultry houses.							
				X	Frozen dessert and milk processing plants.							
X	X	X			Funeral homes.							
X	X				Furniture and home furnishings stores.							
X	X	X			Game room, arcade, commercial amusements.	See chapter 22, Municipal Code						

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
	X			X	Garages, motor-vehicle repair and body work.	See section 9.4(r)						
X	X				Garden supply stores.							
					Gardening and horticulture, except that the raising of livestock or poultry shall not be permitted.			X	X	X	X	
					Golf courses, except driving ranges, miniature courses and other similar commercial operations.							X
	X				Golf, swimming, tennis or country clubs, public and private community clubs or associations, athletic fields, parks and recreation areas, provided that no building for such proposed use is located within 100 feet of any property line.		X	X	X	X	X	X
X	X	X	X		Governmental buildings and structures, public.		X					
					Group homes.	Section 9.4(q)	X	X	X	X		

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
					Guesthouses.		X					
	C				Halfway houses.	Section 9.4(c)						
X	X				Hardware and paint stores.							
X	X				Health clubs, spas, and other similar activities.							
				X	Heavy equipment sales, service, rental and storage.							
	X				Homeless shelter and food service.							
					Home occupations.	See definition	X	X	X	X	X	X
					Home swimming pool, provided the location is not closer than ten feet to any property line and the pool is enclosed by a wall or fence at least four feet in height.			X	X	X	X	
X	X				Hospice facility.							
C	C				Hospitals, not to include sanitariums.							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
X	X	X		X	Hotels and motels (In I-1, must be located adjacent to a state or federal highway and contain a minimum lot area of 40,000 square feet).							
	C			X	Ice plants.							
				C	Junk yard; salvage yards.	Section 9.4(n)						
					Kennels, including the commercial raising or breeding of dogs; if any adjoining property is a residentially zoned area, the separation distance from the district line to the kennel must be a minimum of 1,000 feet.	Section 9.4(m)	X					
					Kindergartens (See churches and schools).							
					Kindergartens operated by governmental units or religious organizations.							X
X	X			X	Laboratories (medical and dental).							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
				X	Laboratories (research and development).							
X	X		X		Libraries.							
				X	Lumber yards, fuel yards, and building material yards to include rock, sand and gravel.							
	X			X	Manufactured home sales (new and used - body and mechanical repair must be enclosed and no parts or waste material may be stored outside the building.)							
					Manufactured home park.	See article X					X	
				X	Manufacturing, light; facilities for repair, assembly or processing; [not objectionable by reason of smoke, dust, odor, bright lights, noise, or vibration.]							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
				X	Manufacturing, processing, fabrication, repairing and servicing of any product except those that may endanger the public health, welfare, and safety.							
					Meat processing and temporary holding lot.		X					
X	X	X	X	X	Medical offices; clinics (not to include veterinary services).							
				X	Milk bottling and distribution plants and ice cream manufacturing.							
	C			X	Mini-warehouses, subject to the following conditions: (1) shall be limited to storage only; (2) all storage shall be within the building area; (3) adequate off-street parking must be provided for auctions or commercial sales conducted on the site.	Section 9.4(o)						

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
	C				Mixed use developments to include residential uses in conjunction with commercial development in select areas within the C-2 district.							
				X	Motor-vehicle auctions.							
X	X			X	Motor-vehicle washes; cleanup shops; self serve; provided they are located on an arterial or collector streets.							
	X			X	Motor-vehicle repair service; body shop.	Section 9.4(r)						
	X				Motor-vehicle repair, specialty.	Section 9.4(r)						
X	X			X	Motor-vehicle service stations.							
	X			X	Motor-vehicle and travel trailer, (new and used - body and mechanical repair must be enclosed and no parts or waste material may be stored outside the building.)							
					Multi-family dwellings.					X		

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
X	X	X	X		Museums, galleries, cultural facility.							
	X				Newspaper publishing establishments.							
	X				Nightclubs; dance halls.							
X	X				Nurseries and greenhouses, plant.		X					
X	X				Nursing home; convalescent home.							
X	X	X	X		Office, professional/business; medical clinics.							
		X	X	X	Office, general.							
	X				Painting, blueprinting, bookbinding, copying, lithograph, and publishing establishments.							
X	X	X			Parks, playgrounds, athletic fields, etc.		X	X	X	X	X	X
					Pastures and grasslands for the production of livestock.		X					



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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
					Personal care home/facilities (see "assisted living home/facility").							
X	X	X	X		Personal service shops (barber and beauty shops; nail salon; massage; tanning) tattoo/body piercing in C-2 zone only.							
X	X				Pet shops.							
	C			X	Plasma centers.							
					Produce stand (see "farmer's markets").							
X	X	X			Quick print shops.							
				C	Quarry; extraction/removal of minerals/rock together with necessary buildings, machinery, and appurtenances.							
	X			X	Recreation/amusements (batting cages; driving ranges, miniature golf, etc.).							
	X			X	Recycling center.	See definition						

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C- 1	C- 2	C- 3	O- 1	I-1		See Sections	A- 1	R- 1	R- 2	R- 3	R- 4	R- T/Z
X	X			X	Recycling collection center (church locations in any zones are included are permitted).	See definition						
					Repair/body shop, vehicles (see "motor vehicle repair and specialty").							
	X	X			Restaurants.							
X	X	X		X	Restaurants, drive-in (only).							
X	X	X			Retail (electric, heating and plumbing, dairy products, bakeries, tires, batteries, automotive accessories/installation; sporting goods; farm and garden supplies, real estate offices; and home building supplies (the latter must be screened).							
	X				Retail sales including outside displays of merchandise, and storage.							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
					Riding stables/schools; [ten acres or more is required; if the property adjoins a residential district, a separation distance of 200 feet shall be required between the district line and the nearest stable area.]		X					
	X				Sanitariums.							
					Sawmills; lumber yards; or related forestry uses.		X					
X	X				Schools, college/university.		C	C	C			
X	X				Schools, public, private, parochial (kindergarten to K—12).		X	X	X	X		X
X	X				School, technical/trade.		C					
					Senior housing.					X		
					Service stations, motor-vehicle (see "motor-vehicle service stations").							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
X	X	X			Shopping centers. The following guidelines govern construction of shopping centers in C-1 and C-3 districts: (1) shopping centers should not exceed 60,000 square feet in gross floor area; (2) shopping centers shall be located along arterial or urban collectors only.							
					Stock yard; feedlot [requires ten acres or more; if adjoining a residential district, a separation distance of 1,000 feet is required between the district line and the fence enclosing the actual feedlot.]		C					
X	X	X	X		Studio, commercial (art, music, photography, preservation, etc. - low traffic and low impact).							
X	X	X			Supermarkets; grocery.							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
X	X	X		X	Temporary uses including sale of Christmas trees, carnivals, church bazaars, tent revivals and sale of seasonal fruits and vegetables from roadside stands, but such use is not to be permitted for a period to exceed two months in any calendar year.							
					Tenant dwelling, one-family and two-family, where the land is used for bona fide agricultural purposes, provided further, that such dwellings house only those persons and their immediate family employed in carrying out such bona fide agricultural use.		X					
X	X	X			Theater.							
				X	Theater, drive-in.		C					
	C			X	Tire retreading and recapping (no building for such use shall be located within 100 feet of a residential district).							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
					Townhouses (see "dwelling, townhouse").							
	X			X	Trade shops including sheet metal, roofing, upholstering, electrical, plumbing, venetian blind, cabinet making and carpentry, rug and carpet cleaning, and sign painting shops, provided that all operations are conducted entirely within a building; in C-2, such uses are not within 100 feet of any residential district.							
	C				Trade or business school.							
				X	Truck terminals.							
X	X				Used motor vehicle sales lot (provided that such lot is located on an arterial or collector street).							
	X			X	Utility office/building, public.							

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
X	X			X	Utility facilities (water tanks, electric/telephone/natural gas substations/pump stations, buildings) - (1) vegetative screens are required; (2) no equipment or vehicle storage on site; must be enclosed in building.		X	X	X	X	X	X
				X	Veterinary hospital, clinics (all animals); grooming house.	Section 9.4(m)						
X	X				Veterinary hospitals, treating small animals only, provided any structure or outside area used for such purposes shall be a minimum of 100 feet from any residential district.	Section 9.4(m)						
				X	Warehouse; including wholesale warehouses.							
	X				Wholesale warehouse.							
X	X				Wrecker services and temporary storage.	Section 9.4(d)						

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C-1	C-2	C-3	O-1	I-1		See Sections	A-1	R-1	R-2	R-3	R-4	R-T/Z
					Zero lot line single-family detached buildings (excluding factory manufactured homes constructed as a single, self-contained unit and mounted on a single chassis).					X		X