

8-3A-3 ALLOWED USES

A. Table 8-3A-1 of this section lists allowed uses in overlay zones.

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	NCN	TOD	GBC
Temporary Use*	P		
Tobacco entertainment facility*	C		
Tobacco retail	P		
Urban Storage*	C	C	C
Vehicle Sales and Rental*	C		
Vehicle Service*	C		

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Section 8-4D-5 REQUIRED NUMBER OF OFF-STREET PARKING SPACES

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B. Nonresidential Uses: The minimum number of required off-street motor vehicle parking for nonresidential uses shall be in accord with Table 8-4D-3 of this subsection.

Parking Demands	Uses	Minimum Number of Spaces Required
Low	Fuel yard; Kennel; Laundry and dry cleaning establishment; Laundry and dry cleaning, commercial plant; Public uses (parks and similar functions); Storage facility or yard; Storage facility, self-service; Storage yard, commercial recreational vehicle; Urban Storage; Vehicle rental; Vehicle sales; Vehicle washing facility; Vehicle wrecking yard; Warehouse and storage, wholesale (when utilized for the principal purpose of storage).	1 space per every 2,000 gross square feet

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Parking Demands	Type of Use	Minimum Number of Bicycle Parking Spaces Required
Medium	Fuel yard; Kennel; Laundry and dry cleaning establishment; Laundry and dry cleaning commercial plant; Public uses (parks and similar functions); Storage facility or yard; Storage facility, self-service; Storage yard, commercial recreational vehicle; Urban Storage; Vehicle rental; Vehicle sales; Vehicle washing facility; Vehicle wrecking yard; Warehouse and storage, wholesale (when utilized for the principal purpose of storage).	1 space per every 4,000 gross square feet

TABLE 8-2B-1
ALLOWED USES IN ALL BASE ZONING DISTRICTS

* *Indicates uses that are subject to specific land use provisions as set forth in article C of this chapter. P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district									
	R-1	R-2	R-M	R-20	R-3	C-2	M	C-1	LI
Accessory use*	P	P	P	P	P	P	P	P	P
Agriculture*	P	P	P	P	P	P	P		P
Amusement center*						C	C	P	C
Animal care facility*	C				C	C	C	C	P
Artist studio*	C	C	P	P	P	P	P	P	P
Bed and breakfast*	C	C	C	C	P	P	P	P	
Bicycle sales, service, storage, rental					P	P	P	P	P
Building material, garden and equipment*					C	C	C	C	C
Church or place of religious worship*	C	C	C	C	C	C	C	C	C
Club*					C	C	C	C	
Commercial entertainment facility*						C		C	
Daycare, center*					C	C	C	C	C
Daycare, neighborhood*	C	C	P	P	P		P		
Daycare, personal*	P	P	P	P	P		P		
Drinking establishment, full service*						C		C	C
Drinking establishment, limited service*					P	P	P	P	C
Drive-through establishment*						C		C	C
Dwelling unit, accessory*	P	P	P	P	P	P	P	P	P
Dwelling unit, group			C	P	C	P	C		

	R-1	R-2	R-M	R-20	R-3	C-2	M	C-1	LI
Dwelling unit, multiple-family*		C	P	P	P	P	P	C	
Dwelling unit, single-family attached		P	P	P	P	P	P	C	
Dwelling unit, single-family detached	P	P	P	P	P	P	P	C	
Dwelling unit, two-family		P	P	P	P	P	P	C	
Eating establishment, full service		C	C	C	P	P	P	P	C
Eating establishment, limited service		C	C	P	P	P	P	P	P
Equipment rental, sale and service*						C		C	P
Financial institution*				C	P	P	P	P	P
Food products, processing*								C	P
Food products, small scale processing*	C	C	C	C	C	P	P	P	P
Food store*			C	C	P	P	P	P	P
Fuel sales*						C		C	C
Fuel yard								C	C
Health club*			C	C	P	P	P	P	
Healthcare and social service			C	C	P	P	P	P	C
Home occupation*	P	P	P	P	P	P	P	C	
Hospital*						C	C	C	
Industry, flex*						C		C	C
Industry, information*					P	P	P	P	P
Industry, light*								C	P
Kennel, hobby*	P	P	P	P	P	P	P		C
Laboratory - medical, dental, optical					P	P	P	P	P
Laundromat, self-service cleaner*				C	P	P	P	P	P
Laundry and dry cleaning, commercial plant						C		P	P
Laundry and dry cleaning establishment				C	C	C	C	P	P

	R-1	R-2	R-M	R-20	R-3	C-2	M	C-1	LI
Lending institution								C	
Lodging*				C	C	C	C	C	
Manufactured/mobile home park		C	C	C	C	C	C		
Mortuary*					C	C	C	C	
Nursery*	P				P	P	P	P	C
Nursing and residential care*		C	C	C	C	C		C	
Parking facility			C	C	C	C	C	C	C
Personal service*				C	P	P	P	P	P
Professional service*				C	P	P	P	P	P
Public service facility	C	C	C	C	C	C	C	P	P
Public uses	C	C	C	C	C	P	C	P	C
Recreational vehicle park*						C		C	
Research and development				C	P	P	P	P	P
Retail production*	C	C	C	P	C	P	P	P	C
Retail store				C	P	P	P	P	C
School*		C	C	C	C	C	C	C	C
Service provider*						C		P	P
Sexually oriented businesses*								C	
Small cell facility*	P	P	P	P	P	P	P	P	P
Storage facility or yard*								C	C
Storage facility, self-service								C	P
Storage yard, commercial recreational vehicle*								C	C
Temporary use*	P	P	P	P	P	P	P	P	
	R-1	R-2	R-M	R-20	R-3	C-2	M	C-1	LI

Tobacco entertainment facility*						C	C	C	C
Tobacco retail store				C	P	P	P	P	C
Urban Storage						C		C	C
Vehicle rental*						C		C	C
Vehicle sales*						C		C	C
Vehicle service*						C	C	C	P
Vehicle washing facility*							C	P	C
Vehicle wrecking yard									C
Warehouse and storage, wholesale*						C		C	P
Wireless communication facility*								C	C

(Ord. 898-08, 9-8-2008; amd. Ord. 905-09, 3-23-2009; Ord. 944-12, 5-14-2012; Ord. 967-14, 6-9-2014; Ord. 972-14, 11-24-2014; Ord. 975-15, 4-27-2015; Ord. 991-17, 2-13-2017; Ord. 1018-20, 2-8-2021; Ord. 1006-19, 9-26-2022; Ord. 1034-22, 6-12-2023; Ord. 1050-24, 6-9-2025; Ordinance No. 1057-25, 7-28-2025)

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TOBACCO ENTERTAINMENT FACILITY:

The use of a site primarily for the distribution or sales of tobacco products or products used for the consumption of tobacco primarily on site.

TOBACCO RETAIL STORE:

The use of a site primarily for the distribution or sales of tobacco products or products used for the consumption of tobacco primarily off site. Seating is limited to no more than four (4) patrons.

URBAN STORAGE:

A structure or group of structures that are leased or sold to store material (including, but not limited to goods, wares, merchandise, or vehicles). Such structures have monitored electronic access control systems and internal security camera systems, and are climate controlled. Structures are a minimum of three (3) stories in height and prioritize, premium design, pedestrian activation and engagement on the ground floor. Commonly referred to in the industry as “Class A.”

VEHICLE RENTAL:

The use of a site for car share or rental of motor vehicles for short periods of time, generally ranging from a few hours to a few weeks.

VEHICLE SALES:

The use of a site for the sale or long-term lease (terms of lease for more than a month) of new or used motor vehicles, including consignment sales and lease, and incidental repairs in preparation for on-premises display and sale.

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New Title 8, Chapter 2C, Section 50

8-2C-50:

A. Applicability: The requirements of this section shall apply to the placement of each new Urban Storage facility as defined herein.

B. Location Standards:

1. Urban Storage will only be permitted within the Mixed Use Commercial (C-2), Highway Commercial (C1), and Light Industrial Zoning Districts (LI).
2. Urban Storage shall not be permitted within 1,000 feet of any other pre-existing Urban Storage facility.

C. Building and Site Design:

1. Ground floor activation shall be required. Grade level pedestrian and traffic activation shall be required on all front, street facing, facades. Site plans shall identify the primary access and front façade for purposes of required activation. Non-storage uses will be required on the front, street facing, façade.
2. Safe pedestrian and vehicle access and circulation on the site and between adjacent properties shall be required.
3. The distance between structures shall be a minimum of twenty five feet (25').
4. Urban Storage shall not be located on a lot larger than three (3) acres.

D. Parking and Access:

- a. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances.
- b. All surfaces used for parking shall be constructed with paving, vegetative cover or of dustless material.

E. Other Regulations Apply:

- a. This site and structural design shall be subject to review by the design committee and the process set forth in section 8-6B-3 of this Title.
- b. Urban Storage facilities shall not be used as dwellings.

- c. Urban Storage shall not be used as a vehicle wrecking or junk yard as herein defined.
- d. On site auctions of unclaimed items by the storage facility owners shall be allowed as a temporary use in accord with section 8-2C-38, Temporary Uses, of this article.