

SECTION 623: CHART OF USES FOR ALL ZONING DISTRICTS

623.1 USES PERMITTED BY RIGHT

Uses allowed by right are specified in the Chart of Uses by an "R" in the Chart.

623.2 USES REQUIRING SPECIAL EXCEPTIONS

Uses listed in the chart may be permitted upon approval by the City Council after a recommendation from the Planning Commission. These uses may be allowed as Special Exceptions and are designated in the Chart of Uses by an "S". Special Exceptions must meet the criteria defined in Section 1305.2 to be approved.

623.3 USES NOT ALLOWED

Uses designated with a blank box in the Chart of Uses are not allowed within the specified zoning district.

Chart of Uses																		
(R) Allowed by Right (S) May be allowed by Special Exception with Approval of City Council () or blank Not Allowed																		
Use/ Activity	R-1	R-1 A	R-2	R-3	R-4	R-5	R-5A	C-1	C-2	C-3	OC	I-1	I-2	CD	RD	W-1	W-2	W-3
Single Family Dwelling	R	R	R	R	R			R	R	R	R				S	R	R	
Duplex or Two-plex		S	R (1)	R				R	R	R	S				S	R	R	
Multi-Family Dwelling				R				R	R	R	S					S	S	
Condominiums				R				R	R	R				R	R	R	R	
Townhome or Row House		S	S (1)	S				R	R	R	S			R	R	R	R	
Zero Lot Line Subdivision not infill		S	S (1)	S				R	R	R	S					R	R	
Manufactured Home Park										S								
Assisted Living or Skilled Nursing Services				S				S	S	S	S							
Transitional Home								S	S	S	S							
Accessory structures	R	R	R	R	R			R		R	R	S	S	R	R	R	R	
Accessory Dwelling Unit/ Detached	S (2)	S (2)	S (2)	S (2)	S (2)			S (2)	S (2)	S (2)	S (2)					R	R	

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Home Occupations-General	R	R	R	R	R			R	S	R	R					R	R	
Adult Day Care	S	S	S	S	S			R	R	S	R					S	S	
Ambulance Service										R	R							
Amphitheatre								S										
Antique Stores								R	R	R	S	S	S			R	R	
Art Galleries								R	R	R	R	S	S	R	R	R	R	
Auditorium/Conference Center								S		S	S		S	S	S	S	S	
Auto Repair										R (3)			S (3)					
Automobile and Truck Sales, ATV and Motorcycle Sales								S		R (3)	S		S (3)					
Auto Wrecking & Salvage													S					
Automobile Service Station								S (7)	S (7)	R (7)	S (7)		S (7)			S (7)	S (7)	
Bakery								R	R	R	R	S	S	R	S	R	R	
Barber Shops, Beauty Shops & Other Personal Service Establishments such as manicures & pedicures								R	R	R	R	S	S	R	R	R	R	
Bars, Taverns, Nightclubs & Lounges								R	S	R	S		S	R	R	S	S	
Bait Shop (live bait)								S	S	R			S			R	R	
Bed and Breakfast	S	S	S	S	S			S	S	S					R	R	R	

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Use/ Activity	R-1	R-1 A	R-2	R-3	R-4	R-5	R-5A	C-1	C-2	C-3	OC	I-1	I-2	CD	RD	W-1	W-2	W-3
Bicycle Shop, Sales, Rental Dealers & Repair Services (Note 10)								R		R		S	S			R	R	
Boats, for Sale, Rental & Repair								S		R			S	R	R	S	R	
Bowling, Billiards/ Pool								S	S	R				R	R	S	S	
Building Material Yard								S		R		S	S					
Building Specialty Stores with Limited Storage								S		R		S	S					
Bulk Petroleum Storage													S					
Bus Terminal or Service Facility								S		R	S		S	R	S			
Campgrounds														S	S	S	S	
Car Parts, Accessories and Tire Stores- No onsite installation								S		R			S					
Car Rental and Leasing								S		R	S	S	S	R	R			
Car Wash (manual and automatic)								S		R	S		S					
Catering								R	R	R	R			R	R	R	R	
Cemetery	S	S	S	S	S			S		S								
Charter Bus Service										S			S					
Child Care Center	S	S	S	S	S			R	R	S	R			S	S	S	R	

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Church, Temples, Synagogues, Mosques and Places of Worship	R	R	R	R	R			R	R	R	R					R	R	
Collection, storage and transport of used oil products										S			S					
Commercial Service Truck Route Center										S			S					
Computer & Electronic Hardware & Software Repair/ Sales								R (6)	R (6)	R	R	S	S			R	R	
Contractor's Storage or Contractor's Yard with limited storage of equipment which is fenced and unable to seen from any adjacent property.										S			S					
Convenience Store with Gasoline Pumps								S (7)	S (7)	R (7)	S (7)		S (7)		R (7)	S (7)	S (7)	
Convention Center										S				R	S	S	S	
Covered Surface Parking								R		R	R		S	R				
Crating & Express Hauling or Storage										S			S					
Department Store								R	S	R	S							
Dialysis Center								S	S	R	R							
Drive Through Facility								S	S	R (4)	R (4)		S					

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Use/ Activity	R-1	R-1 A	R-2	R-3	R-4	R-5	R-5A	C-1	C-2	C-3	OC	I-1	I-2	CD	RD	W-1	W-2	W-3
Drug Store/ Pharmacy								R	R	R	R		S			R	R	
Dry Cleaning/ Laundry Pick Up Station								R	R	R	R	S	S	R	R	R	R	
Dry Cleaning & Pressing On Premises										R			S					
Farmer's Market								R	R	R	R	S	S			R	R	
Farm Implements and Heavy Equipment Sales										R			S					
Feed Stores including Accessory Storage of Liquid or Solid Fertilizers										R			S					
Financial Institutions with Drive Through Facility								R	S	R	R		S			S	R	
Financial Institutions without Drive Through Facilities								R	S	R	R		S	R	R	R	R	
Flea Markets- Indoor								R	S	R								
Flea Markets- Outdoor								S	S	S			S	S	S	S	S	
Florist Shops								R	R	R	R	S	S	R	R	R	R	
Freight Depot- Rail or Truck													S					
Fruit and Vegetable Wholesale Sales								S		R			S					
Furniture Repair, Upholstery & Refinishing								R	S	R		S	S					

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Use/ Activity	R-1	R-1 A	R-2	R-3	R-4	R-5	R-5A	C-1	C-2	C-3	OC	I-1	I-2	CD	RD	W-1	W-2	W-3	
Gaming or Dockside Gaming Facility														R					
Gas or Electric Power Generation Facility													S						
Golf Cart & Scooter Shops, Sales, Rental & Repair (Note 10)								R	S	R						R	R		
Golf Courses & Country Clubs	S	S	S	S	S					S	S				R	S	R		
Small Grocery Store limited to 10,000 square feet								R	R	R						S	R		
County, State & US Government Buildings								R	R	R	R					S	S		
Health Club, Gymnasium, Health Spa								R	R	R	R			R	R	R	R		
Hospital										R	R								
Hotel/ Motel								R	S	R	R			R	R	S	S (9)		
Incinerator, Composting or similar use													S						
Lab- Medical, Dental or Optical (non-hazardous)								R	R	R	R		S						
Landscape/ Garden Sales								S	S	R			S						
Laundry-Self-Service								S	R	R					R	S	S		
Leasing of Trucks, Trailers & RVs										S			S						

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Library	R	R	R	R	R			R	R	R	R					R	R	
Junkyard													S					
Machine Shop										S		S	S					
Light or small-scale manufacturing operations not obnoxious, offensive, or detrimental to neighboring property by reason of dust, smoke, odor vibrations, noise, or effluents.												S	S					
All Other Manufacturing, warehousing, Distribution & Industrial Uses																		
Manufactured Homes Sales and Service										R			S					
Marina-Concessions/ Restaurant								S		R				R	R	R	R	
Marina- Fueling Docks								S		R				R	R	R	R	
Marina-Restrooms								S		R				R	R	R	R	
Marine Retail & Supplies								S		R			S	R	R	R	R	
Marine Supply with Boat or Marine Craft Sales								S		R			S	R	R	S	R	
Marine Craft Rental with Boats Stored in Marina								S		R					R	S	R	
Massage Therapist								R	S	R	R			R	R	R	R	

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Use/ Activity	R-1	R-1 A	R-2	R-3	R-4	R-5	R-5A	C-1	C-2	C-3	OC	I-1	I-2	CD	RD	W-1	W- 2	W-3	
Medical Clinic								R	R	R	R						R		
Medical Supplies- Retail								R	R	R	R		S						
Medical Supplies- Wholesale								S	S	R	R		S						
Miniature Golf Course								S		R				R	R	S	R		
Mini- storage/ Warehouse								S	S	R			S						
Mortuaries/ Funeral Homes								S	S	R	S		S		S				
Movie Theatre								R	S	R				R	R	S	R		
Movie Theatre- Drive-In										R				R	R		S		
Municipal Building								R	R	R	R					R	R		
Museums								R	R	R	R		S	S	S	S	R		
Newspaper Offices								R		R	R		S						
Nursery- Wholesale Commercial Growers & Wholesale										R			S						
Office Buildings								R	R	R	R		S			R	R		
Office Building with Drive Through Facility								R	R	R	R		S						
Office Supply Store								R	R	R	R		S						
Optical Goods- Wholesale								R	S	R	R		S						
Outdoor Stage								S		S				S	S	S	S		
Paint Stores								R (5)	R (5)	R			S						

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Parking Lots				R (8)				R (8)	R (8)	R (8)	R (8)			R (8)	R (8)	R (8)	R (8)	
Parking Structures								R	S	R	R		S	R	R	S	R	
Pawn Shops										R								
Performance Theatre								R	S	R	S			R			R	
Pet Grooming								R	R	R	R							
Plumbing Supply								S	R	R			S					
Private Clubs & Lodges except those in which the conduct of commercial affairs plays a major role								R	S	R	S		S			S	R	
Public Parks/ Playgrounds	R	R	R	R	R			R	R	R	R				R	R	R	
Racetrack										S			S					
Non-commercial radio, television towers, wind turbines, for residential use, exceeding 35 feet in height	S	S	S	S	S			S	S	S	S		S	S	S	S	S	
Railroad Terminal								S	S	S	S		S	S	S			
Reception Hall								S	S	R								
Recreation Center								S	S	R				R	R		S	
Recreational Vehicle Parks										S				R	R	S	S	
Recreational Vehicle Sales & Servicing										R			S					
Repair to Radios, Television & Appliances								S	S	R			S					
Restaurants (Alcohol is incidental to food)								R	R	R	R		S	R	R	R	R	

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Use/ Activity	R-1	R-1 A	R-2	R-3	R-4	R-5	R-5A	C-1	C-2	C-3	OC	I-1	I-2	CD	RD	W-1	W-2	W-3
Restaurants with Drive- In or Drive Through Facilities								S	S	R	R		S			S	R	
Restaurant Supply Sales								S	S	R			S					
Retail Shops								R	R	R	R		S	R	R	R	R	
Retail Fish Markets								R	S	R	S		S	R	R	R	R	
Rooming or Boarding House				S				R	S	R								
Sand /Gravel Storage Yard										S			S					
Public or Private Elementary Middle & High Schools Offering General Education Classes	R	R	R	R	R			R	R	R	R						S	
School Bus Parking Yards										R			S					
Servicing of Heavy Trucks										S			S					
Sewage Disposal Lagoons or Treatment Plants													S					
Sexually Oriented Businesses													S					
Sexually Oriented Retail										S			S					
Shoe Repair Shops								R	R	R	R		S					
Shop or Store with Drive Through Facility								S	S	R	S						S	

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Shopping Center										R						S	S (9)	
Shopping Mall										R							S (9)	
Skating Rink								S	S	R				R	R	S	S (9)	
Skateboard Park										S				S	S	S	S (9)	
Small Animal Clinic with or without Boarding								S	S	R	S		S					
Studio for Professional Work or Teaching of Fine Arts	S	S	S	S	S			R	S	R	S		S			R	R	
Studio for Professional Work or Teaching of Dance or Music								S	S	S	S		S			S	S	
Supermarket								R	S	R	R					S	S (9)	
Super Store/ Warehouse Store										R							S (9)	
Tailor Shop and Alterations								R	R	R	R					R	R	
Tattoo Parlors										R								
Taxi and Limousine Service								S	S	R	S		S	R	S			
Telecommunication Towers & Towers exceeding 35 feet in height	S	S	S	S	S			S	S	S	S		S	S	S	S	S	
Tire Stores with Installation & Repair										R (7)			S (7)					
Tobacco Stores								R	R	R	R		S					

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Towing and Road Service										R			S					
Trade School								S	S	R	S		S	S				
Trailer Sales										R			S					
Veterinary Hospitals (Large Animal)										R			S					
Video Rental								R	R	R	R	S	S	R	R	R	R	
Water Park-Commercial										S				S	S		S (9)	
Wine and Liquor Store (Off premise Consumption of Alcohol)								R	S	R	R			R	R	S	R	

CHART OF USES NOTES:

(1) Only two units under one roof are allowed per parcel.

(2) A single family dwelling unit is the principal use, and one accessory detached dwelling unit is allowed for each lot over 15,000 square feet.

(3) All operations shall be (a) conducted within an enclosed building, (b) provided further that if the building is located within fifty (50) feet of a lot in a residential zone with no intervening street, the wall of the building nearest such zone shall have no openings other than doors or stationary windows; and (c) that such doors shall be permitted only if the building is adjacent to any alley and they may be opened only at intervals necessary for ingress and egress,

(4) Subject to specific regulations in Article XI, Site Plan Review.

(5) Not to allow painting of automobiles or boats on site.

(6) Computer and other electronic hardware/software establishments, research and development establishments, provided no operations are obnoxious, offensive, or detrimental to neighboring property by reason of dust, smoke, vibrations, noise, odor, or effluents.