

155.012 CS - COMMERCIAL SOUTH GATEWAY DISTRICT

CS - COMMERCIAL SOUTH GATEWAY



**For General Reference only, not Official Zone Map*

xx Subject Property

155.007 TABLE OF USES

USES ALLOWED BY DISTRICT													
P – Permitted Use					C – Conditional Use (Board of Zoning Appeals)								
D- Development Plan (Plan Commission)					Not Permitted								
RESIDENTIAL USES													
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB	
All Residential Developments over 40,000 Sq. Ft. Require Development Plan Approval													
See Section 155.083 regarding approval required for amendments and revisions to existing developments.													
Dwelling, Accessory Unit (ADU)		C	C	C	C	C							
Dwelling, Single-Unit Attached		P	P	P	P**	P							
Dwelling, Single-Unit Detached		P	P	P	P**	P							
Dwelling, Two-Unit		C	P	P	P**	P			C				
Dwelling Unit Accessory to a Business Use				C	P	P			P			D**	
Mixed-Use Multi-Unit Residential with Commercial Uses				C*	D	C*	D	D	D		D**	D	
Dwelling, Multi-Unit (3 or more Units)			C*	C*	D	C*		C	C				
Assisted Living or Nursing Homes		C	C	C	C	C	P	P	P				
Group Homes <i>(For IM/BP Districts, multi-unit developments required)</i>		P	P	P	P	P	P	P	P	C	C	D	
Dormitory		D	D	D	D	D	D	D	D	D	D	D	
**See District for Additional Requirements and Uses													
* If use is over 40,000 Sq. Ft. Development Plan submittal required													

TABLE OF USES

USES ALLOWED BY DISTRICT

P – Permitted Use		C – Conditional Use (Board of Zoning Appeals)										
D- Development Plan (Plan Commission)		Not Permitted										
COMMERCIAL USES												
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB
All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval												
See Section 155.083 regarding approval required for amendments and revisions to existing developments.												
Retail, Grocery, or Food Markets or Artisan Food and Beverage Neighborhood Scale, (Under 10,000 Sq. Ft.)					P		P	P	P		C	D
Retail Grocery, or Food Markets, Corridor Scale (10,000 Sq. Ft. or Larger)					D		P	P	P		C	D
Restaurants, Without Drive-Thru					P	C	P	P	P			D**
Restaurants With Drive-Thru							D	D	D			
Brewing/Distilling With Tap or Tasting Rooms					P	C	P	P	P	D	C	D
Brewing/Distilling Without Tap or Tasting Rooms							P	P	C	D	C	
Art and Creative Studios, Galleries, Sales					P	P	P	P	P			D
Fitness and Health Studios/ Gyms					P	C	P	P	P	P	C ***	D
Personal Care, Beauty, and Spa Services					P	P	P	P	P			D
Garden Centers and Nurseries							P	P	C	P		
Dry-Cleaning					P		P	P	P			D**
Professional Offices - Neighborhood Scale (6,000 Sq. Ft. or Under)					P	P	P	P	P			D
Professional Offices - Corridor Scale (Larger than 6,000 Sq. Ft.)					P	C	P	P	C	P	C	D
Financial Services Without Drive-Thru					P	P	P	P	P			D**
Financial Services With Drive-Thru							D	D	D			
Pharmacy, No Drive-Thru					P	P	P	P	P			D

TABLE OF USES

CHAPTER 155 | Unified Development Ordinance

USES ALLOWED BY DISTRICT

P – Permitted Use		C – Conditional Use (Board of Zoning Appeals)										
D- Development Plan (Plan Commission)		Not Permitted										
COMMERCIAL USES												
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB
All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval												
See Section 155.083 regarding approval required for amendments and revisions to existing developments.												
Pharmacy With Drive-Thru							D	D	D			
Convenience Store With Gasoline Sales								C	C			D**
Gasoline Sales Without Convenience Store								C		C		
Automobile and Light Vehicle Wash (vehicles 14,000 pounds gross or less)							P	P	P	P		
Automobile, Motorcycle, and Light Vehicle Service and repair (Work Occurring in Enclosed Buildings only)							P	P	C	P		
Automobile, Motorcycle, and Light Vehicle Sales/Rental								D	D	D		
Recreational Vehicle and Boat Sales/Rental								D		D		
Adult Bookstore, Entertainment or Sexually Oriented Businesses							C			C		
Auction Facilities								C	C	C		
Self-Storage / Mini-Warehouse							D	D	D			
Parking Uses - Commercial (Structured and Non)				C			C	C	C	C		
**See District for Additional Requirements and Uses												
*** Permitted as an Accessory Use												

TABLE OF USES

USES ALLOWED BY DISTRICT												
P – Permitted Use			C – Conditional Use									
D- Development Plan (Plan Commission)			Not Permitted									
TOURISM, RECREATION, AND LODGING USES												
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB
All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval												
See Section 155.083 regarding approval required for amendments and revisions to existing developments.												
Recreation and Entertainment, Outdoor (Public or Private)		C	C	C	P		P	P	P			D
Recreation and Entertainment, Indoor (Public or Private)					P		P	P	P			D
Conference, Event, and Performance Venues					P		P	P	P	P	C&D**	D
Library, Museum, or Visual Arts Center		C	C	C	P	C	P	P	P			D
Private Recreation Club				C	P		P	P	P			D
Indoor Shooting Range							C	C	C	C		
Hotel and Boutique Hotel					P		P	P	P		C&D**	D**
Resort			C	C	P		P	P	P			D
Bed and Breakfast		C	C	C	C	C	C	C	C			

****See District for Additional Requirements and Uses**

TABLE OF USES

CHAPTER 155 | Unified Development Ordinance

USES ALLOWED BY DISTRICT

P – Permitted Use		C – Conditional Use (Board of Zoning Appeals)										
D- Development Plan (Plan Commission)		Not Permitted										
INDUSTRIAL AND HEAVY USES												
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB
All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval												
See Section 155.083 regarding approval required for amendments and revisions to existing developments.												
Manufacturing / Small Scale (Under 20,000 Sq. Ft.)					P		P	P	C	P	D	
Manufacturing / Medium Scale (20,000-50,000 Sq. Feet)					C		C	C		P	D	
Manufacturing / Large Scale (Over 50,000 Sq. Feet)							D	D		D	D	
Engineering or Research Laboratories					D		P	P	D	P	D	D
Printing, Publication, and Similar Uses					C	C	P	P		P	D	
Trade, Artisan, and Vocational Schools or Fabrication Shops					C		C	C	C	C	C	D
Airport, Heliport, or Helipad as Primary or Accessory Uses							C	C		C	C	
Public and Mass Transit Stations and Accompanying Uses					C		C	C	C	C	C	
Storage, Wholesale, and Distribution Uses								C		C	C	
Recreational Vehicle, Boat, Automotive Storage, Enclosed								P		P		
Outdoor Storage								D		D		
Storage of Commercial Gases								C		C		
Manufacturing of Food or Beverages								C		C		
Heavy Equipment Repair, Wash, Detailing, Enclosed							C	C		P		
Wireless Communications Facilities		C	C	C	C	C	C	C	C	C	C	C

****See District for Additional Requirements and Uses**

TABLE OF USES

USES ALLOWED BY DISTRICT												
P – Permitted Use				C – Conditional Use (Board of Zoning Appeals)								
D- Development Plan (Plan Commission)				Not Permitted								
INSTITUTIONAL, EDUCATIONAL, AND CARE USES												
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB
All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval												
See Section 155.083 regarding approval required for amendments and revisions to existing developments.												
Hospital					C		C	C	C	C	C	
Emergency Services					C		C	C	C	C	C	
Medical Offices - Neighborhood Scale (6,000 Sq. Feet or Under)					P	C	P	P	P		C	D
Medical Offices - Corridor Scale (Larger than 6,000 Sq. Feet)					C		P	P	C		C	D
Veterinary					C	C	C	C	C	C		
Boarding/Kennel							C	C	C	C		
School or College/University – Primary, Secondary, Trade, (Public, Or Private)	C	C	C	C	C	C	C	C	C	C	C	D
Government Administration and Courts					C	C	C	C	C	C	C	C
Detention and Corrections Facilities								C	C	C		
Public Health and Safety Services	C	C	C	C	P	P	P	P	P	C	C	C
Religious Assembly & Other	C	C	C	C	C	C	C	C	C	C	C	D
Child/Adult Care Center, Home, or Institution	C	C	C	C	C	C	C	C	C	C	C	D**

****See District For Additional Requirements and Uses**