

2. Structure of the Use Classification System²⁶⁹

Allowable uses are organized according to a three-tiered hierarchy consisting of use classifications, use categories, and uses. This classification system is intended to provide a structure that groups similar uses together for ease in locating or identifying a use and to simplify the classification of new uses.

A. Use Classifications

Each use is grouped under one of these seven broad use classifications: Agricultural and Related Uses; Residential Uses; Public, Institutional, and Community Uses; Commercial Uses; Industrial Uses; Accessory Uses; and Temporary Uses.

B. Use Categories

Use categories are subgroups of uses in each classification that have common functional or physical characteristics, such as the type and amount of activity, types of goods, services, occupants or users/customers, or operational characteristics. For example, the Commercial classification is divided into multiple use categories, including Food and Lodging, Office and Financial Institutions, and Retail Sales.

C. Uses

Uses are the specific land uses that can be established in a zoning district, such as restaurant, hotel or motel, or catering uses.

3. Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; *blank cell* = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts											Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply			
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3		I-4	I-5	I-6
AGRICULTURAL AND RELATED USES																													
Agricultural and Related Uses: activities related to the growing or raising of plants or animals for food or other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.																													
Agricultural Operation	P	P	P	P																									4102.2.A
Farm Winery, Limited Brewery, or Limited Distillery	P	P	P	P																									4102.2.B
Stable, Riding or Boarding ²⁷⁰	SE	SE	SE	SE																									4102.2.C

²⁶⁹ This new section explains the three-tiered organization of uses in the use table.

²⁷⁰ These permissions carry forward and consolidate the current permissions for “riding/boarding stables” and “veterinary hospital, ancillary to riding or boarding stables.” An SE option was also added for those applications that may be in conjunction with other SE uses. An ancillary veterinary hospital is changed from not allowed in the R-A District to allowed as part of a special permit for a riding or boarding stable.

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Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards			
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	NOTE: General Standards also apply			
RESIDENTIAL USES																																
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																																
Dwelling, Multifamily															P	P	P	P														
Dwelling, Multifamily – ADU Development ²⁷¹															P	P	P	P														
Dwelling, Single-Family Attached															P	P	P	P	P													4102.3.B
Dwelling, Single-Family Attached - ADU Development ²⁷²															P	P	P	P	P													
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P																						4102.3.C	
Dwelling, Stacked Townhouse ²⁷³															P	P	P	P													4102.3.B	
Dwelling, Stacked Townhouse – ADU Development ²⁷⁴															P	P	P	P	P	P												
Group Residential Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P																		
Live-Work Development ²⁷⁵																															4102.3.D	
Manufactured Home ²⁷⁶	P																														4102.3.E	
Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household																																
Congregate Living Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE													4102.3.F	
Group Household ²⁷⁷			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																	4102.3.G	
Religious Group Living ²⁷⁸			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP		SP	SP					4102.3.H		
Residence Hall ²⁷⁹			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE					4102.3.I	

²⁷¹ Change since 7/1/2019 draft: ADU developments have been added to the use table.
²⁷² Change since 7/1/2019 draft: ADU developments have been added to the use table.
²⁷³ This is a new use.
²⁷⁴ Change since 7/1/2019 draft: ADU developments have been added to the use table.
²⁷⁵ This is a new use.
²⁷⁶ This consolidates the permissions for manufactured homes and mobile homes, which have been consolidated into the use “manufactured home.”
²⁷⁷ This carries forward the current permissions for “group housekeeping unit.”
²⁷⁸ This carries forward the current permissions for “convent, monastery, seminary, nunnery.”
²⁷⁹ This carries forward the current permissions for “dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls,” except it is changed from SE to not allowed in the R-C District and from not allowed to SE in the I-4 District.

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Use	Residential Districts													Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply		
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5		I-6	
Convention or Conference Center ²⁸⁶																													4102.4.G	
Cultural Facility or Museum ²⁸⁷		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P			SE	SE	SE			
Public Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly ²⁸⁸		SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.H	
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center ²⁸⁹		SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE		P	P	P	P	P	P	P		P SE	P SE	P SE	P SE	P SE	4102.4.I	
School, Private ²⁹⁰		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P		P SE	P SE	P SE	P SE	P SE	4102.4.J	
Specialized Instruction Center ²⁹¹				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P			P	P	P	SE	4102.4.K	
Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal																														
Cemetery ²⁹²			SP	SP	SP	SP	SP																						4102.4.L	
Crematory			SP	SP	SP	SP	SP																				P	P	P	4102.4.M
Funeral Home ²⁹³			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P	P	P	P	P	P		P	P	P	P	P	4102.4.N	

²⁸⁶ This carries forward the permissions for “exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations.”

²⁸⁷ This carries forward the permissions for “cultural centers, museums, and similar facilities.” The provisions in Sect. 9-313 are addressed by the general SE standards and by the regulations for the Water Supply Protection Overlay District.

²⁸⁸ This carries forward the permissions for “churches, chapels, temples, synagogues and other places of worship.”

²⁸⁹ This carries forward the permissions for “churches, chapels, temples, synagogues and other places of worship with a child care center, nursery school or private school of general or special education.” The permissions have been revised to reflect the change in permissions to child care center, which is proposed to be permitted by right in the C-5 through C-8 Districts.

²⁹⁰ This carries forward permissions for “private schools of general education.” This use is changed from SE to not allowed in R-A.

²⁹¹ This carries forward permissions for “private schools of special education,” but no longer allows it as an SE use in the R-E District. Standards in Sect. 9-310 are not carried forward. Change since 7/1/209 draft: changed from not allowed to SE in the I-6 District.

²⁹² This carries forward the permissions for “cemetery for human or animal interment,” “columbarium and mausoleum when used in conjunction with a cemetery,” and “funeral home, if located in an already existing cemetery of more than 75 acres.”

²⁹³ This consolidates permissions for the uses “funeral home” and “funeral chapel.” With this consolidation, “funeral chapel” is changed from an SE to an SP use in the R-E through R-MHP Districts. Aside from this change, differences in permissions for the uses are addressed in the use-specific standards.

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Use	Residential Districts															Commercial Districts								Industrial Districts						Use-Specific Standards
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	NOTE: General Standards also apply	
Health Care: uses providing health care services, including surgical or other intensive care and treatment, various types of medical treatment, and nursing care																														
Adult Day Care Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.O
Continuing Care Facility																														4102.4.P
Independent Living Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE												4102.4.Q
Medical Care Facility ²⁹⁴			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.R
Transportation: uses associated with the operation of airplanes, trains, and buses																														
Airport ²⁹⁵				SE																	SE		SE	SE	SE	SE	SE	SE	SE	4102.4.S 4102.4.T
Helipad ²⁹⁶			SE	SE												SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.S
Transit Facility ²⁹⁷			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	4102.4.S 4102.4.U
Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities																														
Solar Power Facility ²⁹⁸	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	4102.4.V
Utility Facility, Heavy ²⁹⁹		SE	SE	SE	SE																		SE	SE	SE	SE	P SE	P	4102.4.W	

²⁹⁴ This use includes nursing facilities and assisted living facilities.

²⁹⁵ This carries forward and consolidates current permissions for “airports” and “heliports,” except they are changed from SE to not allowed in the R-E District. Use-specific standards limit this use to heliports in the C-7 and I-I Districts, consistent with current permissions for this use.

²⁹⁶ This carries forward the permissions for “helistop,” except it changes the permissions from not allowed in C-5 to SE. Standards for enclosures and engineering are not carried forward because they are addressed by the building code or were otherwise determined unnecessary.

²⁹⁷ This consolidates permissions for “electrically powered regional rail transit facilities,” “accessory electrically powered regional rail transit facilities,” “bus or railroad station,” “regional non-rail transit facilities,” and “bus or railroad terminals, car barns, garages, storage and inspection yards, railroad switching and classification yards, and railroad car and locomotive repair shops, but specifically excluding electrically-powered regional rail transit facilities or regional non-rail transit facilities set forth as a Category 4 special exception use.” Current differences in permissions among these uses are carried forward in use-specific standards, except as noted.

²⁹⁸ This is a new use for utility-scale facilities, such as a solar farm. Solar panels that are accessory to an individual use are addressed separately.

²⁹⁹ This consolidates permissions for the current Category 2 heavy public utility uses (except current uses #3 and #4, “solid waste disposal and treatment facilities” and “storage facilities for natural gas, oil and other petroleum products,” which are separate uses). Distinctions in permissions are carried forward in the use-specific standards. A supply yard for a public utility and incidental office and maintenance facilities are changed from SE to allowed in the I-5 District.

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	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
Restaurant ³⁰⁸												A+	A+		A+	SE A+	P	P	P	P	P	P			SE A+	SE A+	SE A+	SE A+	SE A+	4102.5.G 4102.1.G
Restaurant, Carryout ³⁰⁹															A+	SE A+	P	P	P	P	P	P			A+	A+	A+	SE A+	SE A+	4102.5.H 4102.1.G
Restaurant with Drive-Through																			SE	SE	SE	SE					SE	SE	4102.5.I	
Retreat Center ³¹⁰			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE			SE	SE	SE			4102.5.J	
Office and Financial Institutions: buildings housing activities conducted in an office setting, generally focusing on the provision of professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., banks, lenders, brokerage houses, tax preparers), research and development, and medical and dental services																														
Alternative Lending Institution																					P	P							4102.5.K	
Drive-Through Financial Institution ³¹¹																SE	SE	SE	P SE	P SE	P SE	P SE			SE	SE	SE	SE	4102.5.L	
Financial Institution ³¹²															P	P	P	P	P	P	P	P		P	P	P	P	P		
Office ³¹³															P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE		P	P	P	P	P	P	4102.5.M

³⁰⁸ This carries forward the current permissions for “restaurant.” The special permit for older structures (Group 7) in the R-C, R-E, and R-1 Districts has been revised as an SE for Alternative Use of Historic Buildings, Associated service use permissions are not carried forward in the C-3 and C-4 Districts because the use is permitted by right in those districts. See also the footnote for the general standards for associated service uses. “Commercial recreation restaurants” are being deleted as a separate use because the use has been accommodated as both a restaurant and amusement arcade (indoor commercial recreation).

³⁰⁹ This carries forward the permissions for “carryout restaurants.” Associated service use permissions are not carried forward in the C-3 and C-4 Districts because the use is permitted by right in those districts. Standards pertaining to carryout restaurants as accessory service uses in Sections 10-202 and 10-203 are carried forward as general standards for associated service uses in Sect. 4102.1G.

³¹⁰ This carries forward the current permissions for “conference centers and retreat houses, operated by a religious or nonprofit organization,” except the use is changed from SE to not allowed in the R-MHP District and from not allowed to SE in the R-E and R-1 Districts.

³¹¹ This carries forward the current permissions for “drive-in financial institutions,” except the use is changed from allowed as an accessory service use and SE use to only SE use the I-5 and I-6 Districts. Standards pertaining to drive-in financial institutions as accessory service uses in Sections 10-202 and 10-203 are not carried forward, except as general standards for associated service uses in Sect. 4102.1G.

³¹² This carries forward the permissions for “financial institutions,” except the use is changed from not allowed to allowed as an associated service use, subject to use-specific standards that limit it to a walk-up ATM that primarily serves a multifamily building or complex.

³¹³ This consolidates permissions from multiple current uses, including “establishment for scientific research, development, and training” and “offices.” Standards for this use change the permissions for “establishments for scientific research and development” from SE use to not allowed in the R-E and R-1 Districts.

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	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5		I-6
Office in a Residential District ³¹⁴				SE	SE	SE	SE	SE	SE				SE																4102.5.N
Personal and Business Services: businesses that primarily provide routine business support functions for the day-to-day operations of other businesses or frequent or recurrent needed services of a personal nature to individuals																													
Business Service ³¹⁵															A+	A+	A+	A+	P	P	P	P		A+	A+	A+	A+	A+	4102.1.G
Household Repair and Rental Service ³¹⁶																			P	P	P	P							
Massage Therapy Establishment ³¹⁷															P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.5.O
Personal Service ³¹⁸													A+	A+	A+	A+	A+	A+	P	P	P	P		A+	A+	A+	A+	A+	4102.5.O 4102.1.G
Recreation and Entertainment: uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members																													
Banquet or Reception Hall ³¹⁹															SE	SE	SE	SE	P	P	P	P							
Campground		SP	SP	SP																									4102.5.Q
Commercial Recreation, Indoor ³²⁰																P	SP	SP	SE	P	P	P	P	SP	SP	SP	SP	SP	4102.5.R

³¹⁴ This is a new use name for an existing office use. The permissions and standards have been brought forward, except the use is changed from SE to not allowed in the R-C and R-E Districts because there are no Community Business Centers in these districts.

³¹⁵ This carries forward the permissions for “business service and supply service establishments.”

³¹⁶ This carries forward the permissions for “repair service establishments,” except the use is changed from allowed as an accessory service use to not allowed in the C-1 through C-4 Districts and the I-2 through I-6 Districts.

³¹⁷ Change 6/30/2020 draft: New use. Massage was previously classified as either office or personal service.

³¹⁸ This consolidates permissions for “garment cleaning establishments” and “personal service establishments,” except it is changed from allowed as an accessory service use to a multiple family dwelling to not allowed in the R-12 and R-16 Districts. The SE for a “convenience center” in R-2 through R-8 in Sect. 9-507 is not carried forward, as there have been no applications for this use. See also the footnote for the general associated service use standards.

³¹⁹ This is a new use.

³²⁰ This consolidates permissions from multiple current uses: “amusement arcades,” “billiard/pool hall,” “bowling alley,” “commercial recreation centers,” “commercial recreation use, any other similar” (indoor), “commercial swimming pools, tennis courts and similar courts (indoor only),” “indoor archery ranges, fencing and other similar indoor recreational uses,” “indoor firing ranges,” “indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses,” “miniature golf courses, indoor,” “skating facilities, indoor,” “theaters,” and “commercial recreation parks, including mechanical or motorized amusement rides/devices” (indoor). The “summer theatres (older structures)” use is not carried forward as an SP use. An SE option was also added for those applications that may be in conjunction with other SE uses.

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Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply	
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
Commercial Recreation, Outdoor ³²¹		SP SE	SP SE	SP SE													SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.5.S
Entertainment, Adult ³²²																					SP									4102.5.T
Entertainment, Public ³²³																			SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.5.U
Golf Course or Country Club ³²⁴		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE								4102.5.V
Health and Exercise Facility, Large ³²⁵																	P SP	P SP	P	P	P	P				SP	SP	SP	SP	4102.5.W
Health and Exercise Facility, Small ³²⁶															P	P	P	P	P	P	P	P		P	P	P	P			
Marina, Commercial		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					SE	SE	SE	SE		SE	SE	SE				4102.5.X
Marina, Private Noncommercial		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP		SP	SP	SP				4102.5.Y
Quasi-Public Park, Playground, or Athletic Field ³²⁷	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE		P SE	P SE	P SE	P SE	P SE		4102.5.Z
Smoking Lounge ³²⁸																			P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE		4102.5.AA
Stadium or Arena																					SE	SE		SE	SE	SE	SE	SE		
Zoo or Aquarium ³²⁹			SP	SP																	SP	SP								4102.5.BB

³²¹ This consolidates permissions from multiple current uses: “baseball hitting and archery ranges, outdoor,” “commercial recreation parks, including mechanical or motorized amusement rides/devices” (outdoor), “commercial swimming pools, tennis courts and similar courts,” “drive-in motion picture theaters,” “driving range,” “miniature golf course,” “miniature golf course ancillary to golf driving ranges,” “skating facilities,” “skeet and trapshooting ranges,” and “commercial recreation use, any other similar” (outdoor).

³²² This use consolidates the current uses “commercial nudity establishment” and “adult mini motion picture theatres.”

³²³ This is a new use that includes “dance halls.” “Dance halls” are changed from a SP to SE in the C-6 through C-8 Districts, and from not allowed to SE in the C-5 and I-2 through I-6 Districts.

³²⁴ This carries forward permissions for “golf courses, country clubs,” except it is changed from SE to not allowed in the I-2 through I-6 Districts.

³²⁵ This carries forward the permissions for the current use “health clubs,” except use is changed from allowed to either allowed or SP in the C-3 and C-4 Districts, and the accessory service use permissions are not carried forward in the C-1 through C-4 Districts and the I-1 through I-6 Districts.

³²⁶ This is a new use based on the current use “health club” and the exercise-related classes that are currently a school of special education. These permissions are the same as those for a specialized instruction center, except it has been changed from SE to not permitted in the R districts. Accessory service use permissions for “health clubs, spas, saunas, pools, tennis and similar facilities” are not carried forward in the C-1 through C-4 and I-1 through I-6 Districts.

³²⁷ This carries forward the permissions for “quasi-public parks, playgrounds, athletic fields and related facilities.”

³²⁸ This is a new use that has been previously interpreted as indoor recreation.

³²⁹ This carries forward the permissions for “zoological park,” except the use is changed from not allowed to SP in the C-7 and C-8 Districts.