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.

TABLE 4101.1: UseP = permitted; SE = speciA = allowed as accessory	al e	xce	ptio	n; S	SP =	spe	ecial	per	, mit;	; bl	ank	cell	' = n	ot a	llow	ed								adn	ninis	stra	ative	per	mit
					Re	side	enti	al D	istri	cts						Со	mm	erci	al D	istri	icts		In	dus	stria	l D	Distri	cts	Use-Specific
Use	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-2	I-3	1-1	-5 -5	I-6	Standards NOTE: General Standards also apply
AGRICULTURAL AND	R	ELA	TEI																										
Agricultural and Relate activities, including agr										-					-														oarable
Agricultural Operation	Р	Р	Р	Р																									4102.2.A
Farm Winery, Limited Brewery, or Limited Distillery	P SE	P SE	P SE	P SE																									4102.2.B
Stable, Riding or Boarding ²⁷⁰			SE SP																										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.

TABLE 4101.1: Us																	dus	stri	al I	Dis	trio	cts							
P = permitted; SE = specA = allowed as accessory																	: allo	owe	d wi	th a	ppr	ova	l of	adn	ninis	stra	tive	per	mit
		_			Re	side	enti	al D	istri	cts						Co	mm	erci	al D	istri	cts	_	Ir	ndus	stria	l Di	stri	cts	Use-Specific
Use	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	Ξ	1-2	I-3	1-4	-5	9-1	Standards NOTE: General Standards also apply
RESIDENTIAL USES																													
Household Living: uses	s ch	ara	cter	ize	d by	y re	side	enti	al o	ccu	par	ιсу	of a	a dv	velli	ing	uni	t th	at fi	unc	tior	ns a	s a	sin	gle	hοι	ısel	hold	k
Dwelling, Multifamily										Ρ	Ρ	Ρ	Ρ																
Dwelling, Multifamily – ADU Development ²⁷¹										Ρ	Ρ	Ρ	Ρ																
Dwelling, Single-Family Attached								Ρ	Ρ	Ρ	Ρ	Ρ																	4102.3.B
Dwelling, Single-Family Attached - ADU Development ²⁷²								Ρ	Ρ	Ρ	Ρ	Ρ																	
Dwelling, Single-Family Detached	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ					Ρ															4102.3.C
Dwelling, Stacked Townhouse ²⁷³										Ρ	Ρ	Ρ	Ρ																4102.3.B
Dwelling, Stacked Townhouse – ADU Development ²⁷⁴								Ρ	Ρ	Ρ	Ρ	Ρ	Ρ																
Group Residential Facility	Ρ	Р	Р	Р	Ρ	Ρ	Р	Р	Р	Р	Р	Р	Ρ	Р															
Live-Work Development ²⁷⁵																													4102.3.D
Manufactured Home ²⁷⁶	Ρ													Ρ															4102.3.E
Group Living: uses cha	ract	eriz	zed	by	resi	ider	ntia	l oc	cup	and	cy b	y a	gro	up	ofp	bers	ons	s wł	no d	o n	ot d	con	stit	ute	a h	ous	seh	old	
Congregate Living Facility		SE	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.

Use Tables | Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: UseP = permitted;SE = speciA = allowed as accessory to	al e	xcep	otio	n; !	SP =	spe	cial	per	mit;	; bl	ank	cell	= n	ot al	llow	ed								adm	ninis	trat	ive	pern	nit
					Re	side	entia	al Di	istri	cts						Со	mm	erci	al D	istri	cts		In	dus	tria	Dis	stric	ts	Use-Specific
Use	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	1-2	I-3	1-4	I-5	1-6	Standards NOTE: General Standards also apply
PUBLIC, INSTITUTIO	NAI	L, A	NC) C(DM	Μ	JNI	ΤY	US	ES																			
Community, Cultural, a local service (e.g., cul										-																			
Adult Day Support Center ²⁸⁰				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	P SE	P SE	P SE	P SE	P SE	P SE	4102.4.A
Alternate Use of Public Facility ²⁸¹		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.B
Child Care Center ²⁸²				SE	SE	SE	SE	SE	SE	SE	SE		SE A+	SE	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	P SE	P SE	P SE	P SE	P SE	P SE	4102.4.C 4102.1.G
Club, Service Organization, or Community Center ²⁸³		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Ρ	Ρ	Ρ	Ρ		SE	SE	SE	SE	SE	4102.4.D
College or University ²⁸⁴			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	P SE	P SE	Ρ	Ρ	Ρ	Ρ	Ρ		SE	SE	SE			4102.4.E
Community Swim, Tennis, and Recreation Club ²⁸⁵		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	4102.4.F

²⁸³ This use consolidates Category 3 SE uses "private clubs" and "public benefit associations" and Group 4 SP uses "community clubs, centers, meeting halls, swimming pool, archery ranges" and "any other recreational/social use operated by a by non-profit, where membership is limited to residents of nearby residential areas." The permissions for "private clubs and public benefit associations" are carried forward. In order to reconcile the permissions, the following changes are made: (1) "community clubs, centers, meeting halls, swimming pool, archery ranges" and "any other recreational/social use operated by a by non-profit, where membership is limited to residents of nearby residential areas" are changed from not allowed to SE in C-1 through C-4 and I-5 and I-6, and from SP to SE in R-C through R-MHP and I-2 through I-4; (2) "any other recreational/social use operated by a by non-profit, where membership is limited to residents of nearby residential areas" is changed from SP to P in C-5 and C-6 and from not allowed to P in C-7 and C-8; and (3) swimming pools and archery ranges are changed from not allowed in C-7 and C-8 to P, and from SP to P in C-5.

²⁸⁰ Change since 6/30/2020 draft: This is a new use with new permissions.

²⁸¹ This carries forward the current permissions for alternate uses of public facilities, except in the R-A District it is changed from an SE use to not allowed.

²⁸² This carries forward permissions for "child care centers" and "nursery schools," except a child care center has been changed from an SE use to not allowed in the R-E District, and a nursery school has been changed from an SE use to not allowed in the R-A, R-C, and R-E Districts, except in conjunction with a religious assembly use. The use has been changed from SE to P in the C-5 through C-8 Districts. Additionally, while the uses are currently allowed as an accessory service use in the C-1 through C-4 Districts and in industrial districts, this use is not listed as an A+ use in those districts because it is permitted by right. Associated service uses are removed from R-12 and R-16 due to density.

 ²⁸⁴ This changes the permissions from SE to permitted in the C-1, C-2, and C-3 Districts, subject to use standards.
 ²⁸⁵ This carries forward permissions for "swimming club and tennis club/courts."

Use Tables | Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use P = permitted; SE = speci A = allowed as accessory of	al e	xce	otio	n;	SP =	spe	cial	per	mit;	; bl	ank	cell	= n	ot a	llow	/ed							lof	adm	ninis	trat	ive	perr	nit
		,				side													al D					dus	_	_	_		Use-Specific
Use	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	⊥	1-2	I-3	1-4	I-5	1-6	Standards NOTE: General Standards also apply
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	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		SE	SE	SE			
Public Use	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	
Religious Assembly ²⁸⁸		SP	SP	SP	SP	SP	SP	SP	SP	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	4102.4.H
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center ²⁸⁹					SP SE											Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		P SP SE					4102.4.1
School, Private ²⁹⁰		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	P SE	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	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	SE	4102.4.K
Funeral and Mortuary	Ser	vic	es:	esta	ablis	shm	ent	ts th	nat	pro	vid	e se	rvi	ces	rela	ted	l to	the	de	ath	of a	a hu	uma	n b	ein	g oi	ran	an	imal
Cemetery ²⁹²			SP	SP	SP	SP	SP																						4102.4.L
Crematory			SP	SP	SP	SP	SP																			Ρ	Р	Р	4102.4.M
Funeral Home ²⁹³			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	Ρ	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.

					Re	side	entia	al Di	istri	cts						Со	mm	erci	ial D	istri	cts		In	dus	tria	l Dis	stric	ts	Use-Specifi
Use	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	Ŀ	1-2	I-3	1-4	I-5	1-6	Standards NOTE: Gener Standards als apply
Health Care: uses prov medical treatment, and		-				ser	vice	es, i	nclu	udir	ıg s	urgi	ical	or	oth	er iı	ntei	nsiv	/e ca	are	anc	d tre	eatr	ner	nt, v	ari	ous	typ	es of
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	4102.4.0
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	4102.4.R
Transportation: uses a	SSO	ciat	ed	with	n th	e o	per	atic	on o	f ai	rpla	ines	s, tr	ains	s, ar	nd k	ouse	es								-	-		
Airport ²⁹⁵				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	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	P SE	4102.4.S 4102.4.U
Utilities: uses including (infrastructure services 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	Ρ	Ρ	Р	Ρ	4102.4.V
					SE													1								SE	Р	Р	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.

					Re	side	ntia	l Dis	stric	ts					Со	mm	erci	al D	istri	cts		In	dus	tria	l Dis	tric	ts	Use-Specific
Use	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-2	I-3	1-4	I-5	I-6	Standards NOTE: Genera Standards als
Utility Facility, Light ³⁰⁰	P SE	P SE	P SE	P SE	P SE	P SE	P SE	· •	P SE	- L	· 1	P SE	P P SE SI	1.1	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	Ρ	Ρ	Ρ	Р	4102.4.X
Wireless Facility ³⁰¹	Τ	•	•				See	e sta	and	lard	s in	41	02.4.	Y foi	⁻ dif	fere	ent	per	miss	sior	ıs.							4102.4.Y
COMMERCIAL USES																												
Animal-Related Servic pets and domestic ani									5101						J, B				., ui			un	18 5					
Animal Shelter ³⁰²	SE	SE	SE	SE														P SF	P SF	P SF	P SF							4102.5.A
	-	SE SE	-	_			_	_		-	-	-		_				SE P	P SE P SE	SE P	SE P			P SE	P SE	P SE	P SE	4102 5 A
Kennel ³⁰³	-		-	_							_							SE P	SE P	SE P	SE P					Ľ.	Ľ.	4102 5 A
Animal Shelter ³⁰² Kennel ³⁰³ Pet Grooming Establishment ³⁰⁴ Veterinary Hospital ³⁰⁵	SE		SE	SE												P		SE P SE P P	SE P SE	SE P SE P P	SE P SE P P			SE P		SE P	SE P	4102.5.A 4102.5.B
Kennel ³⁰³ Pet Grooming Establishment ³⁰⁴	SE	SE	SE	SE SE												ser	P	SE P SE P SE SE	SE P P P SE	SE P P P SE	SE P SE P P SE	ver		SE P SE	SE P SE	SE P SE	SE P SE	4102.5.A 4102.5.B 4102.5.C
Kennel ³⁰³ Pet Grooming Establishment ³⁰⁴ Veterinary Hospital ³⁰⁵ Food and Lodging: est consumption, or provi	SE	SE SE	SE	SE SE	nits											ser	P	SE P SE P SE SE	SE P P P SE	SE P P P SE	SE P SE P P SE	194		SE P SE	SE P SE	SE P SE	SE P SE	4102.5.A 4102.5.B 4102.5.C
Kennel ³⁰³ Pet Grooming Establishment ³⁰⁴ Veterinary Hospital ³⁰⁵ Food and Lodging: est	SE	SE SE	SE SE	SE SE	nits											ser	P	SE P SE P SE SE	SE P P P SE	SE P P P SE	SE P SE P P SE			SE P SE	SE P SE	SE P SE	SE P SE	4102.5.A 4102.5.B 4102.5.C

³⁰⁰ This carries forward the permissions for multiple uses currently grouped under Category 1 Light Public Utility Uses. Change since 6/30/2020 draft: Corrected permissions because transmission or distribution poles may be allowed by right. See the revised standards.

³⁰¹ Change since 7/1/2019 draft: Incorporates revisions from Zoning Ordinance Amendment ZO-19-480 – Wireless ³⁰² This carries forward permissions for "animal shelters," except the use is changed from not allowed in the C-5 through C-8 Districts to by right (indoor) or SE (with outdoor facilities), subject to standards.

³⁰³ This carries forward the permissions for "kennel" and changes the use from only permitting indoor facilities in the C-5 through C-8 to allowing outdoor facilities in these districts with SE approval, subject to the SE standards. ³⁰⁴ This carries forward the permissions for "personal service establishments," except the use is changed from accessory service use to not allowed in the R-12 through R-30 District, the C-1 through C-4 Districts, and the I-2 through I-6 Districts.

³⁰⁵ This carries forward the current permissions for "veterinary hospitals," except it is changed from SP to SE use in the R-A through R-1 Districts, and it is added as an SE use if it includes outdoor facilities in the C-5 through C-8 Districts and the I-3 through I-6 Districts, subject to the SE standards for the use. It is also added to the C-3 and C-4 Districts as an allowed use if no outdoor facilities are included.

³⁰⁶ This is newly defined as a separate use, and carries forward the permissions as a principal use of "business service and supply service establishment" and "production/processing," and it changes it from not allowed to permitted by right in the C-3 and C-4 Districts, subject to use standards. Accessory service use provisions are not carried forward for this separately defined use.

³⁰⁷ This carries forward the permissions for "hotels, motels," except the use is changed from SE to allowed in the C-3 and C-4 Districts.

Р

4102.5.M

Use Tables | Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1:UseP = permitted;SE = speciA = allowed as accessory	ial e	xce	ptio	n;	SP =	spe	cial	per	mit	; bl	ank	cell	= n	ot a	llow	/ed								adn	ninis	strat	ive	peri	mit
					Re	side	entia	al D	istri	cts						Co	mm	erci	al D	istri	icts	_	In	dus	stria	l Di	stric	ts	Use-Specific
Use	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-2	I-3	1-4	I-5	1-6	Standards NOTE: General Standards also apply
Restaurant ³⁰⁸												A+	A+		A+	SE A+	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ						SE A+	
Restaurant, Carryout ³⁰⁹															A+	SE A+	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		A+	A+	A+		SE A+	
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 In professional services (e tax preparers), researc	e.g.,	lav	vye	rs, a	acco	oun	tan	ts, e	eng	ine	ers,	arc	hite	ects	5), fi	inar													
Alternative Lending Institution																					Ρ	Ρ							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

P P P P P P P

SF

SE

Financial Institution³¹²

Office³¹³

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.

					Re	side	entia	al Di	istrio	ts						Со	mm	erci	al D	istri	cts		In	dus	tria	l Di	strio	ts	Use-Specifi
Use	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	Ţ	1-2	I-3	1-4	Ŀ5	1-6	Standards NOTE: Gener Standards als apply
Office in a Residential District ³¹⁴				SE	SE	SE	SE	SE	SE				SE																4102.5.N
Personal and Business operations of other bu											<i>'</i> '									· ·							day∙	to-	day
Business Service315															A+	A+	A+	A+	Ρ	Ρ	Ρ	Ρ		A+	A+	A+	A+	A+	4102.1.G
Household Repair and Rental Service ³¹⁶																			Ρ	Ρ	Ρ	Ρ							
Massage Therapy Establishment ³¹⁷															Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	4102.5.0
Personal Service ³¹⁸												A+	A+		A+	A+	A+	A+	Ρ	Ρ	Ρ	Ρ		A+	A+	A+	A+	A+	4102.5.0 4102.1.G
Recreation and Enterta	ainr	ner	nt: เ	uses	s pro	ovic	ding	inc	lool	r or	ou	tdo	or f	acil	itie	s fo	r re	cre	atio	n o	r er	nter	rtai	nme	ent	-ori	ent	ed a	activities by
Banquet or Reception Hall ³¹⁹															SE	SE	SE	SE	Ρ	Ρ	Ρ	Ρ							
Campground		SP	SP	SP																									4102.5.0
Commercial Recreation,																	P SP	P SP	Р	Р	Р	Р		-	-		-	SP SE	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.

Use Tables | Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: UseP = permitted; SE = species	ial e	xcep	otio	n;	SP =	spe	cial	per	mit;	; bl	ank	cell	' = n	ot a	llow	ved													
A = allowed as accessory i	use	only	/; A	\+ =	•		ed a entia				ateo	d sei	rvice	e use	e; /				d wi al D			ova		_	ninis stria	_	_		nit Use-Specific
Use	\vdash																												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	с-з	C-4	C-5	C-6	C-7	C-8	⊥	I-2	I-3	-4 -4	Ŀ.	9-I	Standards also apply
Commercial Recreation, Outdoor ³²¹				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	Ρ	Ρ	Ρ	Ρ			SP	SP	SP	SP	4102.5.W
Health and Exercise Facility, Small ³²⁶															Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ		
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																			Ρ	Ρ	Ρ	Ρ			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-I 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.