

B-2 ZONING

APPENDIX A. - USE TABLE

P:	Permitted use
S:	Special use
A:	Accessory use
R:	Restricted in the district regulations or referenced sections

USE	Residential					Mixed-Use			Business							Industrial				
	R1	R2	R3	R4	R5	NX	TX	CX	retail street	B1	B2	B3	B4	B6	H1	M1	M2	M3	OR	
RESIDENCE OR ACCOMMODATION																				
<i>Private Households</i>																				
Residence, detached	P	P	P	S																
Residence, townhouse	S	S	P	P			R	R												R
Residence, 2-unit multifamily			P	P																
Residence, 3- or more unit multifamily			S	P			P	P					R							R
Residence, 3- or more unit multifamily, north of Jarvis Avenue, subject to <u>§ 118-144</u>												R								
Residence, funeral home						S	S	S			S	S								
Residence, upper-story over nonresidential use						P	P	P					P							

Housing Services of the Elderly or Disabled																			
Assisted-living facility, subject to § 118-96				S		S	S	S		S	S			S					
Congregate living facility, subject to § 118-95	R	R	R	R		R	R	R											
Elderly and disabled housing, with site plan approval					P	P	P	P											
Skilled nursing facility				S			S	S		S	S			S					
Hotels, and Other Accommodation Services																			
Dormitory	A	A	A	A		S	S	S											
Hotel						S	S	S	R	S	S	P							P
GENERAL SALES OR SERVICES																			
Retail Sales or Service																			
Automobile sales or service establishment, subject to § 118-92:																			
Car dealer and marine craft dealer											P	P			P	P	P	R	
Large vehicle dealer															S	S	S		
Motorbike, ATV, and other similar vehicle dealer						P	P	P	R	P	P	P			P	P	P		

Motor vehicle parts and accessories store					P	P	P	R	P	P	P								
Automotive fuel station					S	S				S	S							S	
Automotive repair facility					R	R				R	R	R			R	R	R		
Hand car wash					S	S				S	S	S			S	S	S		
Car wash											S				S	S	S		
Parking, as a principal use				P	P	S	S	S		P	P	P	P	P	P	P	P		
Heavy consumer goods sales or service:																			
Construction material sales center															P	P	P		
Department store, warehouse club, or superstore					P	P	P	R		P	P	P							
Electronics and appliances repair or service					P	P	P		P	P	P	P			P	P	P		
Electronics and appliances sales					P	P	P	P	P	P	P	P							
Furniture or home furnishings					P	P	P	P	P	P	P	P			P	P	P		
Hardware stores and locksmith shops					P	P	P	P	P	P	P	P							
Heating and plumbing equipment															P	P	P		
Lawn and garden supplies					P	P	P	P		P	P	P			P	P	P		

Paint and wallpaper store						P	P	P	P		P	P	P						
Durable consumer goods sales and service:																			
Book, magazine, music, or stationery store						P	P	P	P	P	P	P	P		P				R
Camera and photographic supplies store						P	P	P	P	P	P	P	P						
Clothing, jewelry, luggage, shoes, etc. store						P	P	P	P	P	P	P	P						
Computer and software store						P	P	P	P	P	P	P	P						
Sporting goods, toy and hobby, and musical instruments store, except firearms seller						P	P	P	P	P	P	P	P						
Other consumer goods:																			
Antique and thrift shop						P	P	P	P	P	P	P	P						
Art dealer, supplies, sales, and service						P	P	P	P	P	P	P	P			P			
Auction house						S	S	S			S	S							
Collector's items shop						P	P	P	P	P	P	P	P						
Florist						P	P	P	P	P	P	P	P						R
Mail order or direct selling establishment						P	P	P			P	P	P			P	P	P	P

Monument dealer								S	S	S					P	P	P	
Food establishments, subject to § 118-93:																		
Beer, wine, and liquor store (package only)					S	P	P	P		S	P	P						
Convenience store					P	P	P	P	P	P	P	P						R
Farmers market as permitted by Chapter 26, Article XIII							P											
Fruit and vegetable store					P	P	P	P	P	P	P							
Grocery store, supermarket, or bakery					P	P	P	P	P	P	P	P						
Specialty food store					P	P	P	P	P	P	P	P						
Health and personal care:																		
Pharmacy or drug store					P	P	P	P	P	P	P	P		P				R
Cannabis dispensary (subject to § 118-99)										P	P	P						
Cosmetic and beauty supplies store					P	P	P	P	P	P	P	P						
Optical store					P	P	P	P	P	P	P	P		P				R
Other medical supplies store					P	P	P	P	P	P	P	P		P				R
Finance and Insurance																		

Bank, credit union, or other savings institution, including currency exchanges					P	P	P	P		P	P	P			S	S	S	
Financial institutions, except banks, credit unions, other savings institutions, or loan offices					P	P	P		P	P	P	P			P	P	P	P
Loan offices					P	P	P			P	P	P						
Real Estate and Leasing																		
Real estate services					P	P	P	R	P	P	P	P			P	P	P	P
Property management services:																		
Commercial property management					P	P	P	R	P	P	P	P			P	P	P	P
Rental housing management					P	P	P	R	P	P	P	P			P	P	P	P
Rental and leasing:																		
Automobile rental, subject to § 118-92											S	S			S	S	S	
Recreational goods rental					P	P	P	P	P	P	P	P						
Leasing or commercial or industrial machinery or equipment															P	P	P	
Consumer goods rental					P	P	P	P	P	P	P	P			P	P	P	

Video, music, software, and other intellectual property rental					P	P	P	P	P	P	P	P						
Business, Professional, Scientific, and Technical Services																		
Professional services:																		
Accounting, tax bookkeeping, and payroll services					P	P	P	R	P	P	P	P		P	P	P	P	
Advertising, media, and photography services					P	P	P	R	P	P	P	P		P	P	P	P	
Architectural, engineering, and related services					P	P	P	R	P	P	P	P		P	P	P	P	
Consulting services (management, environmental, etc.)					P	P	P	R	P	P	P	P		P	P	P	P	
Graphic, industrial, interior design services					P	P	P	R	P	P	P	P		P	P	P	P	
Legal services					P	P	P	R	P	P	P	P		P	P	P	P	
Research and development services (scientific, etc.)-including limited research-related production												P	P	P	P	P	P	
Veterinary services					S	P	P		S	S	P	P			S			
Administrative services:																		

Office and administrative services						P	P	P			P	P	P	P	R		P	P	P	P
Facilities support services						P	P	P			P	P	P	P	P		P	P	P	P
Employment agency						P	P	P				P	P	P						
Business support services						P	P	P	P			P	P	P	P		P	P	P	R
Electronic answering services, collections, or telemarketing						P	P	P				P	P	P			P	P	P	P
Travel arrangement and reservation services						P	P	P			P	P	P	P						
Investigation and security services						P	P	P			P	P	P	P			P	P	P	P
Services to buildings and dwellings:																				
Carpet and upholstery cleaning						P	P	P			P	P	P	P			P	P	P	
Extermination and pest control						P	P	P			S	P	P				P	P	P	
Janitorial services						P	P	P			P	P	P	P			P	P	P	
Landscaping services						P	P	P			S	P	P				P	P	P	
Packing, crating, and convention trade show services						P	P	P			P	P	P	P	R		P	P	P	
Other services to buildings and dwellings						P	P	P			P	P	P	P			P	P	P	

Textiles					R	R	R	R	R	R					P	P	P	
Leather and allied products, except tanning and curing															P	P	P	
<i>Wood, Paper, and Printing Products</i>																		
Wood products establishment, except furniture, veneers, plywood, paper, pulp or paperboard products, and other laminated wood products															P	P	P	
Printing materials															P	P	P	
Furniture and related products															P	P	P	
<i>Chemicals, and Metals, Machinery, and Electronics Manufacturing</i>																		
Chemicals, plastics and rubber products, except rubber production												S				P	P	
Nonmetallic mineral products, except mining																P	P	
Primary metal manufacturing															R	P	P	
Machinery manufacturing																P	P	
Electrical equipment, appliance, and component manufacturing															P	P	P	

Transportation equipment																		R	P	P		
<i>Miscellaneous Manufacturing</i>																						
Jewelry and silverware					R	R	R	R	R	R	R								P	P	P	
Dolls, toys, games, and musical instruments																			P	P	P	
Office supplies, inks, etc., except paper																			P	P	P	
Signs					P	P	P		S	P	P								P	P	P	
Dental laboratories					R	R	R		P	P	P	P							P	P	P	P
Miscellaneous manufacturing, not otherwise listed																			R	R	R	
<i>Wholesale Trade Establishment</i>																						
Wholesale trade establishments																			P	P	P	
<i>Warehouse and Storage Services</i>																						
Conventional warehouse																			P	P	P	
Self-service storage facility																			S	S	S	
TRANSPORTATION, COMMUNICATIONS, INFORMATION, AND UTILITIES																						
<i>Transportation Services</i>																						
Helipad, medical																			P			

Road, ground, passenger, and transit transportation																				
Local transit systems	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Interurban and charter bus establishments							S	S								S	P	P		
School and employee bus transportation																S	S	S		
Taxi and limousine service																P	P	P		
Truck and freight transportation services																S	S	P		
Courier and messenger services							P	P	P			P	P	P						
Postal services (U.S. Post Offices)							P	P	P	P	P	P	P							
<i>Communications and Information</i>																				
Publishing:																				
Newspaper, books, periodicals, etc., except printing							P	P	P		P	P	P	P		P	P	P	P	
Software publishing							P	P	P		P	P	P	P		P	P	P	P	
Motion pictures and sound recording:																				

Motion picture and video production, publishing, and distribution establishments						P	P	P		P	P	P						
Motion picture viewing and exhibition services (includes movie theaters)							S	S	R		S	S	S					
Sound recording, production, publishing, and distribution establishments						P	P	P		P	P	P				P		
Information services and data processing industries:																		
Computer services establishments						P	P	P	P	P	P	P						
Libraries and archives	S	S	S	S		P	P	P	P	P	P	P	P					
Newspaper syndicate						P	P	P		P	P	P						
Online information services						P	P	P		P	P	P	P			P	P	P
<i>Utilities and Utility Services</i>																		
Antennas, non-public utility or non-government																S	P	P
Antennas, public utility or government	S	S	S	S		P	P	P	P	S	S	S	P	P	P	P	P	P

Construction and demolition debris recycling facility— not within 500 feet of residentially used property, an arterial, or the Edens Expressway																	S	S	
Natural gas, petroleum, fuels, etc. distribution																	S	S	S
Public utility distribution facility	S	S	S	S		S	S			S	S	S		P		P	P	P	
Public works facility																P	P	P	
Sewage treatment plants and lift stations																S	S	P	
Storm water detention facilities	P	P	P	P	P	P	P	P	R	P	P	P	P	P	P	P	P	P	P
Water works																P	P	P	
ARTS, ENTERTAINMENT, AND RECREATION																			
Bowling, billiards, pool halls, etc.						S	P	P	R		S	S	P						
Firearms range, subject to Chapter 70, Article V, Division 2																			S
Games arcade establishment						S	S	S	S			S	P						
Golf course	S	S	S	S															
Health and fitness centers						S	S	P	R		S	S	P						P
Museums	S	S	S	S		P	P	P	R	S	P	P	P						P
Park	P	P	P	P		P	P	P	R	P	P	P	P	P	P	P	P	P	P

Public recreation facility	P	P	P	P		P	P	P	R	P	P	P	P		P	S	S	S	
Recreation facility: dance halls, racquetball, handball, and tennis courts											S	S	P						
Skating rinks, roller rinks, etc.							S				S	S	P						
Theater, dance, or music establishment							S	S	R		S	S	S						
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, & OTHER INSTITUTIONS																			
<i>Educational Services</i>																			
Grade schools:																			
Alternative education												P							
Elementary	P	P	P	P			P	P			P	P							
Middle and junior high	P	P	P	P			P	P			P	P							
Senior high	P	P	P	P															
Colleges and universities	S	S	S	S			P	P	R	S	P	P		P		P			P
Technical and trade:																			
Driving education						S	S				S	S							
Fine and performing arts education						P	P	P		P	P	P	P						

Sports and recreation education						P	P	P		P	P	P						
Other technical, trade, and specialty school							P	P		P	P	P	S		P	P	S	
Public Administration																		
Legislative and executive functions						P	P	P		P	P	P			P	P	P	P
Courts								P										P
Public Safety Uses																		
Emergency response														P	P	P	P	
Fire and rescue	S	S	S	S		P	P	P		P	P	P			P	P	P	P
Police	S	S	S	S		P	P	P	P	P	P	P			P	P	P	P
Health and Human Services																		
Ambulatory or outpatient care:																		
Clinics and outpatient care centers						P	P	P		P	P	P	S	P				P
Medical and diagnostic laboratories						P	P	P		P	P	P	P	P	P	P	P	P
Blood and organ banks						P	P	P		P	P	P	P	P				P
Home hospice and home health care agencies						P	P	P		P	P	P		P	P	P	P	P
Hospital														P				
Social assistance, welfare, and charitable services:																		

Child and youth services						P	P	P		P	P	P		P					P
Child day care in a residence, subject to § 118-94	R	R	R	R		R	R	R		R	R	R							R
Child day care not in a residence, subject to § 118-94	R	R	R	R		S	S	S	S	S	S	S	P	P	P	S	S	S	R
Community food services	S	S	S	S	P	P	P	P		P	P	P	P		P				
Services to the elderly and disabled, except primarily office uses	P	P	P	P	P	S	S	S		S	S	S			P				
Services to the elderly and disabled, primarily office uses						P	P	P		P	P	P	P		P				P
<i>Religious Institutions</i>																			
Convents and monasteries	S	S	S	S															
Religious assembly	P	P	P	P		S	S	S		S	S	S							
<i>Death Care Services</i>																			
Funeral homes and services							S	S	R		S	S							
Cemeteries	S	S	S	S				S											
Cremation services																S	S	S	
Mortuary, not associated with a funeral home														P		P	P		
<i>Associations, Non-Profit Organizations, etc.</i>																			

Business associations and professional membership organizations					P	P	P		P	P	P	P	P	P	P	P	P	P
Civic, social, and fraternal organizations					S	S	S			S	S							
Labor and political organizations					P	P	P		P	P	P	P						
CONSTRUCTION-RELATED BUSINESSES																		
<i>Building, developing, and general contracting (office uses only)</i>																		
Industrial, commercial, and institutional building construction					P	P	P		P	P	P	P			P	P	P	P
Land development and subdivision					P	P	P		P	P	P	P			P	P	P	P
Residential construction	S	S	S	S	P	P	P	R	P	P	P				P	P	P	P
<i>Other construction related businesses</i>																		
Heavy construction business					P	P	P		S	P	P				P	P	P	
Machinery related contractor															P	P	P	
Special trades contractors					P	P	P		S	P	P				P	P	P	

AGRICULTURE, FORESTRY, FISHING, AND HUNTING																	
<i>Crop Production</i>																	
Greenhouse, nursery, and floriculture:																	
Floriculture production					S	S						P		P	P	P	
Food crops grown under cover					S	S						P		P	P	P	
Medical cannabis cultivation center																	S
All other indoor crop farming, except cannabis not otherwise defined as industrial hemp by State law														P	P	P	
HYBRID AND OTHER USES																	
Adult uses, subject to <u>§ 118-90</u>						S				S							
Agricultural research and education																	S
Co-working Office					P	P	P	S	P	P	P	P		P	P	P	P
Drive-through facilities, except restaurant uses as listed in this table and those uses that specifically prohibit such facilities					S	S	S	R		S	S	S					

Junk yards—not within 500 feet of residentially used property, an arterial, or the Edens Expressway														S	S		
Office, not otherwise listed					P	P	P		P	P	P	R		P	P	P	P
Public assembly uses, not otherwise listed:																	
Convention and exhibition halls						S	R		S	P	P						
Meeting halls						S	S		S	S	S						
Retail planned development, subject to <u>§ 118-171(1)g</u> .														S	S	S	
Road materials recycling																	S
Transit oriented developments										P							

(Ord. No. 03-6-Z-3187, app. A, 6-16-2003; Ord. No. 03-10-Z-3212, § 2, 10-20-2003; Ord. No. 04-1-Z-3244, § 1, 1-5-2004; Ord. No. 05-8-C-3375, § 1, 8-1-2005; Ord. No. 05-11-C-3400, § 1, 11-21-2005; Ord. No. 06-1-C-3409, § 1, 1-17-2006; Ord. No. 06-3-C-3422, § 4, 3-6-2006; Ord. No. 06-4-C-3429, § 1, 4-17-2006; Ord. No. 06-4-C-3431, § 1, 4-17-2006; Ord. No. 06-06-C-3446, § 1, 6-19-2006; Ord. No. 07-1-C-3483, § 1, 1-16-2007; Ord. No. 07-3-C-3491, § 1, 3-5-2007; Ord. No. 07-3-C-3492, § 1, 3-5-2007; Ord. No. 07-4-C-3499, § 1, 4-4-2007; Ord. No. 07-12-C-3566, § 1, 12-3-2007; Ord. No. 08-2-C-3600, § 1, 2-19-2008; Ord. No. 08-3-C-3604, § 1, 3-17-2008; Ord. No. 08-11-C-3649, § 1, 11-3-2008; Ord. No. 09-1-C-3657, § 2, 1-5-2009; Ord. No. 09-1-C-3659, § 1, 1-5-2009; Ord. No. 09-3-C-3669, § 1, 3-16-2009; Ord. No. 09-7-C-3687, § 2, 7-6-2009; Ord. No. 09-7-C-3690, § 1, 7-20-2009; Ord. No. 09-8-C-3700, § 1, 8-17-2009; Ord. No. 10-2-C-3734, § 2, 2-1-2010; Ord. No. 10-2-C-3736, § 3, 2-1-2010; Ord. No. 11-3-C-3823, § 2, 3-7-2011; Ord. No. 12-2-C-3885, § 1, 2-6-2012; Ord. No. 12-6-C-3906, § 1, 6-4-2012; Ord. No. 13-10-C-4010, § 8, 10-7-2013; Ord. No. 14-2-C-4036, § 3, 2-18-2014; Ord. No. 14-6-C-4064, § 1, 6-2-2014; Ord. No. 14-6-C-4065, § 1, 6-2-2014; Ord. No. 14-12-C-4108, § 1, 12-1-2014; Ord. No. 15-5-C-4142, § 5, 5-4-2015; Ord. No. 16-10-C-4250, § 3, 10-6-2016; Ord. No. 17-7-C-4304, § 1, 7-6-2017; Ord. No. 18-3-C-4364, § 1, 3-5-2018; Ord. No. 18-8-C-4404, § 3, 8-6-2018; Ord. No. 18-10-C-4416, § 4, 10-15-2018; Ord. No. 18-12-C-4422, § 1, 12-3-2018; Ord. No. 19-4-C-4451, § 1, 4-15-2019; Ord. No. 19-9-C-4488, § 1, 9-16-2019; Ord. No. 20-2-C-4505, § 1, 2-3-2020; Ord. No. 21-1-C-4547, § 1, 1-19-2021; Ord. No. 22-2-C-4590, § 2, 2-22-2022; Ord. No. 22-8-C-4611, § 3, 8-1-2022; Ord. No. 22-9-C-4616, § 4, 9-19-2022; Ord. No. 22-12-C-4629, § 3, 12-19-2022; Ord. No. 23-7-C-4652, § 2, 7-17-2023; Ord. No. 24-2-C-4678, § 3, 2-5-2024)