Sec. 4.1.1. - Overview, findings, purpose.

- A. General overview. The regulations contained within this article IV shall apply to all zoning districts within DeKalb County except as otherwise specified herein. Dimensions, site location and architectural requirements shall be indicated on required site development plans.
- B. General findings and purpose. Certain land uses require the imposition of additional regulations to mitigate a range of negative impacts on the public health, safety, welfare as well as environmental, aesthetic, and infrastructure impacts.
- C. Findings and purpose for certain land uses. National studies show that a concentration of certain land uses—including alcohol outlets, automobile gas stations, check cashing establishments, convenience stores, drive-through restaurants, and pawn shops—negatively impact the public health, safety, welfare, property values, economic development and social vitality of communities and neighborhoods. Local governments across the country recognize the negative impacts of such uses and impose additional regulations and distance requirements to mitigate such impacts. Local studies, including the report "The Relationship Between SLUP6 Businesses and Negative Outcomes in DeKalb County" by Dean Dabney, Ph.D., presented to the board of commissioners on May 9, 2017, confirm that these land uses within unincorporated DeKalb County are associated with increased crime, automobile accidents, lower property values, and other negative impacts to the public health and welfare.

(Ord. No. 15-06, 8-25-2015; Ord. No. 17-01, Pt. I, 5-23-2017)

**Editor's note**— Ord. No. 17-01, Pt. I, adopted May 23, 2017, changed the title of § 4.1.1 from "Overview" to read as herein set out.

Sec. 4.1.2. - Interpretation of unlisted uses.

Where a particular use is not specifically listed in Table 4.1 Use Table, the director of planning shall have the authority to permit the use if the use is similar to uses permitted by this article. The director of planning shall give due consideration to the purpose and intent statements contained in this zoning chapter concerning the base zoning districts involved, the character of the uses specifically identified and the character of the uses in question.

(<u>Ord. No. 15-06</u>, 8-25-2015)

Sec. 4.1.3. - Use table.

Table 4.1 indicates the permitted uses within the base zoning districts. Even though a use is listed as an allowable use within a particular base zoning district, additional use restrictions may apply based on the applicable overlay zoning district requirements specified in article 3, overlay districts.

- A. The uses listed in Table 4.1 shall be permitted only within the zoning districts identified, and no use shall be established and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as:
  - 1. A permitted use (P);
  - 2. A special use (SP) subject to the special land use permit application procedures specified in article 7;
  - 3. An administratively approved use (SA) subject to the special administrative permit procedures specified in article 7;

- 4. An accessory use (Pa) as regulated by this article 4. Table 4.1 does not list all accessory uses but clarifies uses acceptable as accessory, though not typically considered principal uses for the zoning classification.
- 5. Uses lawfully established prior to the effective date of this zoning ordinance.
- B. Any use not listed in Table 4.1 below or interpreted to be allowed by the director of planning pursuant to section 4.1.2 is prohibited. Any applicant denied a permit to allow a use of property in a zoning district other than as provided in this section may file an appeal before the zoning board of appeals as provided in article 7.
- C. If there is a conflict between Table 4.1 and the text of this chapter, the text shall prevail.

## **Table 4.1 Use Table**

KEY:	P -	Pern	nitte	d us	se									- Sp			min	istra	itive	per	mit f	rom (	direct	or	
	Pa	- Per	mitt	ed a	ıs ar	n acc	cesso	ry us	e			- Sp	ecia	l lan	d us	se pe	erm	it fro	om B	oC (SI	LUP)				
Use	R E	RL G	R- 10 0	R - 8 5	R - 7 5	R - 6 0	RS M	M R- 1	M R- 2	HR- 1,2, 3	MH P	RN C	0	OI T	N S	C - 1	C - 2	O D	М	M -2	M U- 1	M U- 2	M U- 3	M U- 4,5	See Secti on 4.2
AGRICULTURAL														I											
Agriculture and Fo	rest	ry																							
Commercial greenhouse or plant nursery	P														P	P	Р		P	Р	P				<b>/</b>
Temporary or portable sawmill	P																		P	Р					<b>√</b>
Urban, community garden, up to 5 ac.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<b>V</b>
Urban, community garden, over 5 ac.	S A	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	SA	S A	SA	S A	S A	S A	S A	S A	S A	SA	SA	SA	SA	
Animal Oriented A	gric	ultur	e																						
Dairy	Р																		Р	Р					<b>/</b>

Keeping of livestock	Р	P	Р	Р	Р							Р					Р						<b>/</b>
Keeping of poultry/pigeons	Р	P	Р	Р	Р							P					Р						<b>/</b>
Livestock sales pavilion	P																	Р					<b>V</b>
Riding academies or stables	P	P	P	P	P																		<b>√</b>
RESIDENTIAL								<u> </u>					<u> </u>	<u> </u>			<u> </u>	<u> </u>					
Dwellings																							
Dwelling, cottage home						P	P	P	P	Р		P											<b>/</b>
Dwelling, mobile home											Р						P a	P a					<b>√</b>
Dwelling, multi- family								P	P	P			P				S P	S P	P	P	P	P	
Dwelling, multi- family (supportive living)								Р	Р	P	P	P	Р						Р	P	Р	Р	<b>√</b>
Dwelling, townhouse							Р	P	P	Р		P		P					P	P	P	P	<b>V</b>
Dwelling, urban single-family							Р	P	P	P		P		P					P	P	P	P	<b>√</b>
High-rise apartment										Р			S P								P	P	
Dwelling, single- family (attached)							P	P	P	P				Р					P	P	P	P	
Dwelling, single- family (detached)	P	P	Р	P	P	Р	P	P	P	P	P	P							P	P	P		
Dwelling, three- family		1					Р	Р	P	P		P							Р	Р	P	P	

Dwelling, two- family							Р	P	Р	P		Р									Р	P	P	P	
Dwelling, single- family, accessory (guesthouse, in- law suite)	P a	Ра	Pa	P a	P	P	Pa	Pa	Pa												Pa	Pa	Pa	Pa	<b>√</b>
Home occupation, no customer contact	S A	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	SA									SA	SA	SA	SA	✓
Home occupation, with customer contact	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP	SP	SP									SP	SP	SP	SP	<b>√</b>
Live/work unit								Р	Р	Р			Р	P		P	Р		P	P	Р	Р	Р	Р	<b>√</b>
Mobile home park											P														
Accessory uses or structures	P a	Pa	Pa	P a	P a	P a	Pa	Pa	Pa	Pa	Pa	Pa	P a	Pa	P a	P a	P a	Pa	P a	P a	Pa	Pa	Pa	Pa	✓
Housing and Lodgi	ng	<u> </u>	<u> </u>		1		<u> </u>		<u> </u>	<u> </u>					<u> </u>						<u> </u>				
Bed and breakfast	S P	SP	SP				SP	SP	SP	SP			Р	Р		P	Р					Р	Р	Р	<b>/</b>
Bed and breakfast, home stay	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP		SP													<b>√</b>
Boarding/Roomin g house								SP	P	P															
Convents or monasteries	S P	SP	SP	S P	S P	S P	SP	SP	SP				Р	Р								P	P	P	<b>√</b>
Dormitory													P a	Pa		P a	P a	Pa	P a		Pa	Pa	Pa	Pa	
Extended stay hotel/motel													S P			S P	S P					SP	SP	SP	<b>√</b>

			_				_		_												1			1
Fraternity house or sorority house								SP	P	Р			S P								P	Р		
Hotel/Motel													P			P	Р	Р			Р	Р	Р	
Nursing care facility or hospice								P	P				P	P		P	Р			P	P	P	P	
Personal care home, community, 7 or more							SP	SP	P	P			P	SP	S P	P	Р	P		Р	P	P	P	<b>√</b>
Personal care home, group, 4-6	S P	SP	SP	S P	S P	S P	SP	SP	P	Р	Р	SP	Р	SP	S P	P	Р			Р	P	P	Р	<b>/</b>
Child caring institution, group, 4-6	S P	SP	SP	S P	S P	S P	SP	SP	P	P	P	SP	Р	P	Р	P	Р			Р	P	P	P	<b>√</b>
Child caring institution, community, 7 or more							SP	SP	P	P			P	SP	S P	P	Р	Р		Р	Р	Р	P	<b>√</b>
Senior housing	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP	SP	SP	S P	SP						SP	SP	SP	SP	<b>√</b>
Shelter for homeless persons, 7-20									SP	SP			S P	SP		P	Р							<b>√</b>
Shelter for homeless persons for no more than six (6) persons								SP	SP	SP			S P	SP		S P								<b>√</b>
Transitional housing facility, 7- 20								SP	SP	SP			S P	SP		P	Р							<b>√</b>

## INSTITUTIONAL/PUBLIC

## **Community Facilities**

Cemetery, columbarium, mausoleum	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP			Р	Р				Р							<b>/</b>
Club, order or lodge, fraternal, non-commercial													Р	P		P	Р	Р	Р		P	P	P	P	
Coliseum or stadium/not associated with church or school																P	Р	Р					SP	P	<b>√</b>
Funeral home, mortuary													P	P		P	Р				P	P	P	P	
Golf course or clubhouse, public or private	P	P	Р	Р	Р	Р	P				P		Р	Р			Р	Р	Р						<b>✓</b>
Government facilities	P	P	P	P	P	P	P	P	P	P	Р	P	P	P	P	P	Р	P	P	P	P	P	P	P	
Hospital or accessory ambulance service													P	P					P				P	P	
Library or museum								P	Р	Р			Р	Р	Р	P	Р	Р			P	Р	P	Р	
Cultural facilities								SP	SP	SP			S P	SP		S P	S P	SP	S P		SP	SP	SP	SP	
Recreation club	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP		SP						P						SP	<b>√</b>
Neighborhood or subdivision clubhouse or amenities	P	P	P	Р	Р	Р	P	P	P	P	P	P	P	P							Р	P	P	P	<b>√</b>
Places of worship	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP		SP	P	Р	P	P	Р	Р	P	P	P	P	P	P	<b>√</b>
Recreation, outdoor																	Р	P	P	P					<b>√</b>

Swimming pools, commercial	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP	SP	SP	P	P		P	Р	Р	P			Pa	Pa	Pa	<b>/</b>
Tennis courts, swimming pools, play or recreation areas, community	P	Pa	Pa	P	P	P	Pa	Pa	Pa	Pa	Pa	Pa	P	P		P	P	P	P			Pa	Pa	Pa	<b>√</b>
Education		<u>                                     </u>	<u> </u>				<u> </u>	<u> </u>	<u>                                       </u>	<u> </u>	<u> </u>	<u>                                     </u>		<u> </u>		<u> </u>						<u> </u>	<u> </u>	<u> </u>	
Colleges, universities, research and training facilities													P	Р		P	Р	Р	P		Р	Р	P	P	
Private educational services, home occupation	P a	Pa	Pa	P a	P	P	Pa	Pa	Pa	Pa		Pa						Р			Pa	Pa			<b>√</b>
Private kindergarten, elementary, middle or high schools	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP	SP	SP	P	Р		P	P	Р				SP	SP	SP	<b>√</b>
Vocational schools													P	P		P	P	Р	S P	S P	P	P	Р	P	✓
Specialized schools								SP	SP	SP			P	P	P	P	P	P	S P	S P	P	P	P	P	<b>√</b>
COMMERCIAL																									
Automobile, boat	and	trail	er sa	les a	and	ser	vice																		
Automobile or truck rental or leasing facilities																P	Р		Р	Р					<b>√</b>
Automobile brokerage			1										P	P		P	Р		Р			P	P	P	<b>√</b>
Auto recovery, storage																			P	Р					✓
Automobile repair or										<u> </u>			1			P	P		P	P					<b>✓</b>

maintenance,	Т																			
minor																				
Automobile repair, major												Р		Р	Р					<b>/</b>
Automobile sales or truck sales											P	Р		Р	Р					<b>√</b>
Automobile service stations										S P	S P	S P		Р	Р					<b>/</b>
Automobile upholstery shop												Р		Р	Р					
Automobile wash/wax service											P	Р		Р						<b>V</b>
Boat sales											P	Р		Р						<b>✓</b>
Retail automobile parts or tire store											P	Р		Р						<b>√</b>
Service area, outdoor												P a		P a	P a					<b>/</b>
Trailer or RV salesroom and lot											P	Р		Р						<b>V</b>
Office				<u> </u>	<u> </u>		<u> </u>									<u> </u>				
Accounting office				Pa	Pa	Pa		Р	Р	Р	P	Р	Р			Р	Р	P	Р	
Building or construction office				Pa	Pa	Pa		Р	Р		P	Р	Р	Р	Р					<b>√</b>
Building, landscape, heavy construction contractor office (material, equipment, storage)												Р	Р	Р	Р					<b>√</b>

													_										
					P	a F	Pa	Pa			Р	P	P	P	Р	Р	Р	Р	P	P	P	P	
					P	a F	Pa	Pa			Р	P	P	P	P	Р			Р	P	P	P	
					P	a F	Pa	Pa			Р	Р	Р	P	Р	Р			Р	Р	Р	Р	
					Р	a F	Pa	Pa			Р	Р	P	P	P	Р			Р	Р	P	P	
					P	a F	Pa	Pa			Р	P	Р	P	Р	Р			Р	P	P	Р	
					P	a F	Pa	Pa			Р	Р	P	P	P	Р			Р	Р	Р	Р	
					P	a F	Pa	Pa			Р	Р	Р	P	Р	Р			Р	Р	Р	Р	
tertain	ment			1 1					<u> </u>	<u> </u>						<u> </u>			<u> </u>				
															Р		Р						<b>/</b>
															P		P	P					<b>√</b>
															P		P	Р					<b>√</b>
															Р		Р	Р					<b>V</b>
																Р	Р						<b>\</b>
														P	P	P							
	tertain	tertainment	tertainment	tertainment	tertainment	P. P	Pa Pa Pa Pa Pa Pa Pa	Pa	Pa	Pa	Pa Pa Pa  Pa Pa Pa	Pa Pa Pa Pa P	Pa       Pa <td< td=""><td>Pa       Pa       <td< td=""><td>Pa       Pa       <td< td=""><td>Pa       Pa       <td< td=""><td>Pa       Pa       <td< td=""><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa P</td></td<></td></td<></td></td<></td></td<></td></td<>	Pa       Pa <td< td=""><td>Pa       Pa       <td< td=""><td>Pa       Pa       <td< td=""><td>Pa       Pa       <td< td=""><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa P</td></td<></td></td<></td></td<></td></td<>	Pa       Pa <td< td=""><td>Pa       Pa       <td< td=""><td>Pa       Pa       <td< td=""><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa P</td></td<></td></td<></td></td<>	Pa       Pa <td< td=""><td>Pa       Pa       <td< td=""><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa P</td></td<></td></td<>	Pa       Pa <td< td=""><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa Pa Pa P P P P P P P P P P P P P P</td><td>Pa Pa P</td></td<>	Pa Pa Pa Pa P P P P P P P P P P P P P P	Pa Pa Pa Pa P P P P P P P P P P P P P P	Pa Pa Pa Pa P P P P P P P P P P P P P P	Pa Pa Pa Pa P P P P P P P P P P P P P P	Pa Pa Pa Pa P P P P P P P P P P P P P P	Pa P

Nightclub or late night establishment										P a			S P	S P	SP	S P	S P	SP	SP	SP	SP	<b>\</b>
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activities)	S P													Р	P	S P						✓
Special events facility	S P									Р	Р		P	Р	Р	P		Р	P	P	P	
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building										P	P		P	Р						P	P	
Retail	<u> </u>					<u> </u>		<u> </u>	<u> </u>	<u> </u>		<u> </u>			<u> </u>	<u> </u>	<u> </u>	1				
Alcohol outlet - package store, primary													S P	S P	Р	Р		SP	SP	SP	SP	<b>\</b>
Alcohol outlet - beer, and/or wine store, beer growler, primary												S P	S P	S P	P	P		SP	SP	SP	SP	<b>√</b>
Alcohol outlet - beer and wine, accessory to retail less than 12,000 s.f. (see also [section] 4.2.8.F.)												S P	S P	S P	P	Р		SP	SP	SP	SP	<b>√</b>
Apparel or accessories store												P	P	Р				Р	P	P	P	
Art gallery					Pa	Pa	Ра					Р	P	Р	Р			Р	P	P	P	

			_	_			1	1	1	1		_										1	1	1	
Book, greeting card, or stationery store															Р	P	Р	Р			Р	Р	Р	Р	
Camera or photography															Р	P	Р	Р			P	P	P	P	
Commercial greenhouse or plant nursery															Р	P	Р		Р		P				<b>√</b>
Computer or computer software store															Р	P	Р	P			P	P	P	P	
Convenience store (see alcohol outlet or fuel pumps accessory)															Р	P	Р	P	P	P	P	P	P	P	<b>√</b>
Drive-through facilities (other than restaurants) in Activity Center character areas															S P	S P					SP	SP	SP	SP	<b>√</b>
Drive-through facilities (other than restaurants) in all other character areas															S P	S P					SP				<b>√</b>
Farm or garden supply store	P														Р	P	Р	P	P		P	P			
Farmer's market, permanent													Р	Р	Р	P	Р	Р	Р	Р	P	P	P	P	✓
Farmer's market, temporary/seaso nal	S A	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	SA	S A	SA	S A	S A	S A	S A	S A	S A	SA	SA	SA	SA	<b>√</b>
Florist													P		Р	P	Р	P			P	P	P	P	
Specialty food stores (e.g., coffee, ice cream)													P a		Р	P	Р	Р			Р	P	Р	Р	

(see alcohol outlet)																		
outiety																		
Fuel dealers, manufacturers or wholesalers										Р		Р	Р					
Fuel pumps								S P	S P	S P		Р	Р	SP	SP	SP	SP	<b>\</b>
Fuel pumps in character areas other than activity centers as allowed in [section] 4.2.28								P	P	Р		Р	Р					<b>√</b>
Fuel pumps in activity centers								S P	S P	S P		S P	S P	SP	SP	SP	SP	<b>√</b>
Fuel pumps, accessory to large scale retail w/in 1,000 feet of interstate highway interchange measured from RW to property line									P a	Pa	Pa	Pa						✓
Gift, novelty, or souvenir store							P a	Р	P	Р	Р			Р	Р	P	P	
Gold buying, precious metals									P a	Р	Р							
Grocery stores (see alcohol outlet)			Pa	Pa	Pa			Р	P	Р	Р			Р	Р	P	P	
Hardware store or other building materials store								P	P	Р	P	P	Р	Р	P	P	P	
Hobby, toy or game store								Р	P	Р	Р			Р	P	P	P	

Jewelry store										Р	P	Р	Р			Р	Р	Р	Р	
Music or music equipment store (retail)										Р	P	Р	Р			Р	P	P	P	
Liquor store (see alcohol outlet)								P a		S P	S P	S P	P	Р						<b>√</b>
News dealer or news store								Р	Р	Р	P	Р	Р	P	Р	Р	Р	Р	Р	
Office supplies and equipment store										P	P	Р	Р	Р		P	P	P	Р	
Pawn shop, title loan												Р	Р	Р						<b>√</b>
Pet supply store										Р	P	Р	Р	Р		Р	Р			
Pharmacy or drug store (see alcohol outlet)				Pa	Pa	Pa	Pa	P a	Pa	Р	P	Р	Р			Р	P	P	Р	
Radio, television or consumer electronics store											P	Р	Р			Р	P	P	P	
Retail, 5,000 sf or less				Pa	Pa	Pa		P	Pa	Р	P	Р	P	P	Р	P	Р	P	P	
Retail, over 5,000 sf (see also shopping center)										Р	P	Р	Р			Р	P	P	P	
Retail warehouses/whol esales providing sales of merchandise with no outdoor storage											P	Р	P	P		Р	P	P	P	
Shopping center										Р	P	Р	Р			Р	Р	Р	Р	
Specialty store										Р	P	Р	Р			Р	Р	Р	Р	

Sporting goods or bicycle sale															Р	P	Р	Р			P	P	Р	P	
Thrift, secondhand, antique store																P	Р		Р						
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage													P	P		P	P	P	P	P					
Variety store													P a		Р	P	Р	Р			Р	Р	Р	Р	
Temporary Comm	ercia	al Us	es				<u> </u>	<u> </u>	<u> </u>	<u> </u>		<u> </u>		<u> </u>	<u> </u>		<u> </u>	<u> </u>		<u> </u>		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Temporary outdoor sales, seasonal	S A	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	SA	S A	SA	S A	S A	S A	S A	S A	S A	SA	SA	SA	SA	<b>/</b>
Temporary produce stand	S A	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	SA	S A	SA	S A	S A	S A	S A	S A	S A	SA	SA	SA	SA	<b>√</b>
Temporary outdoor retail sales	S A	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	SA	S A	SA	S A	S A	S A	S A	S A	S A	SA	SA	SA	SA	<b>√</b>
Temporary outdoor events	S A	SA	SA	S A	S A	S A	SA						S A	SA	S A	S A	S A	S A	S A	S A	SA	SA	SA	SA	<b>√</b>
Temporary trailer, as home sales office or construction trailer	S A	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	SA	S A	SA	S A	S A	S A	S A	S A	S A	SA	SA	SA	SA	<b>√</b>
Restaurant/Food	esta	olishi	ment	ts				1	1		1	<u> </u>	1		1	1				1			1	1	<u> </u>
Brewpub															Р	P	Р		Р		Р	Р	Р	Р	
Catering establishments													P	P		P	Р		P		P	P	P	P	

		- 1	-	-									1	_		1							1
Restaurants																							
(acc. to											Р			P	Р	Р				Р	Р	Р	
hotel/motel)																							
Restaurants						D-	D-	D-		_	Р	n-							P				
(non-drive-thru)						Pa	Pa	Pa		Pa	а	Pa	Р	P	P		Р		P	P	P	P	
Restaurants with	İΤ	Ť		Ť																			
a drive-thru														L									
configuration in														S P	S				SP				<b>√</b>
Activity Center														P	Р								
character areas																							
Restaurants with		$\dashv$		+																			
a drive-thru																							
configuration																							
located in all																							
other character														P	Р				Р				✓
areas and as																							
allowed in																							
[section] 4.2.23																							
Transportation and	l Stor	200																					
Transportation and	3 3 (0)	age																					
Bus or rail																							
stations or														S P	S		S	S	SP	SP	SP	SP	
terminals for														P	Р		Р	Р	3P	36	36	35	
passengers																							
											S			S P	S								,
Heliport											Р			P	Р	SP	Р	Р			SP	SP	✓
Parking,											Р			L									,
commercial lot											а			P	P	Р	Р		P	P	Р	P	✓
Parking,					П																		
commercial											Р			P	Р	P	Р		P	P	P	P	
garage											а				ľ		ľ			ľ	Ι΄.	ľ	
Parage																							
Taxi, ambulance			+	+	$\Box$		1													1	1		1
or limousine																							
service,															P	P	P	P					,
dispatching or															-		-						<b>√</b>
storage.																							
Storage.																							
Taxi, ambulance,				+	$\Box$									<u> </u>									
limousine											Р	Р	Р	P	Р		Р	Р	Р	Р	Р	Р	
dispatch office																							
aisputeri office																							

	_			1	1	1							_	1				_	_						1
only (no vehicle parking)																									
Taxi stand													Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	
Services	<u> </u>	I	1	1	1	1	1	1	1	1	1	1	<u> </u>	<u> </u>		<u> </u>		<u> </u>	<u> </u>	<u> </u>	I	1	1	1	ı
Adult day care center - 7 or more								P	P	Р	Р		Р	Р	Р	P	Р	Р	P			Р	P	P	<b>\</b>
Adult day care facility - up to 6	S P	SP	SP	S P	S P	S P	SP	SP	SP	SP		SP			Р	P	Р	Р			P	Р	P	P	<b>√</b>
Animal hospitals, veterinary clinic															Р	P	Р	Р	Р	Р	P	Р			<b>/</b>
Animal shelter/rescue center	S P																Р	Р	Р	Р					<b>√</b>
Banks, credit unions or other similar financial institutions								Pa	Pa	Pa			P	P	P	P	P		P		P	P	P	P	
Barber shop/ beauty salon or similar establishments								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P	
Check cashing establishment, primary																	P		Р						<b>\</b>
Check cashing establishment, accessory																P	Р		Р	Р	P	P	P	P	<b>√</b>
Child day care center (Kindergarten) - 7 or more								P	P	Р	Р		P	Р	P	P	P	Р	P		P	Р	P	P	<b>√</b>
Child day care facility - up to 6	S P	SP	SP	S P	S P	S P	SP	P	P	P		SP	P	P	Р	P	Р	Р				P	P	P	<b>√</b>
Coin laundry								Pa	Pa	Pa		Pa			Р	P	Р					P	Р	Р	

Dog day care								SP	SP	SP						P	Р		Р	Р	Р	SP	SP	SP	<b>✓</b>
Dog grooming								Ра	Pa	Pa						P	P		P	Р	Р	P	P	P	✓
Dry cleaning agencies, pressing establishments, or laundry pick-up stations								Pa	Pa	Pa			P	P	P	P	P		P	P	P	P	P	P	
Fitness center	P a	Pa	Pa	P a	P a	P a	Pa	Pa	Pa	Pa	Pa		Р	Р	Р	P	Р		Р	Р	Р	Р	P	Р	
Kennel, breeding or boarding	S P														P a	P a	Р		Р	Р					<b>√</b>
Kennel, commercial	S P															P	Р		Р	Р					
Kennel, noncommercial	P	SP	SP	S P	S P																				
Landscape business																P	P		P	P					
Mini-warehouse														SP		P	Р	P	P	Р					
Outdoor storage, commercial																	Р		Р	Р					<b>√</b>
Personal services establishment								Pa	Pa	P		Pa	P	Pa	P	P	P		P		P	P	P	P	
Photoengraving, typesetting, electrotyping																	Р		Р	Р	Р	Р			
Photographic studios													P	P	P	P	P		P		P	P	P	P	
Plumbing, HV/AC equipment establishments with no outdoor storage																P	P		P	Р					

				_				1	1					_					1	1			1
Publishing or printing establishments											Р	Р			Р		P	Р					
CSCADIISIIIICIICS																							
Quick copy printing store											Р	Р	Р	P	Р		Р	Р	Р	Р	Р	Р	
Services, Medical a	nd	Heal	th			-	-					I									-		
Ambulance				Τ																			
service or																							
emergency														P	Р		Р						
medical services,																							
private																							
Health services											Р	Р	Р	P	Р	Р	Р		Р	Р	Р	Р	
clinic											ľ		ľ		ľ	ľ	ľ			ľ		ľ	
Home											Р	P		P	Р		Р		P	Р	Р	Р	
healthcare service											r	F		<mark></mark>	r		r		r	r	F	r	
Kidney dialysis											Р	P		P	P		Р		P	P	P	P	
center											P	r		<mark>F</mark>	r		P		P	P	P	P	
Medical or																							
dental											Р	P		P	Р		Р	P			SA	SA	
laboratories																							
Services, Repair																							
Furniture																							
upholstery or																							
repair; home														P	Р		Р	Р					
appliance repair or service																							
OI SCIVICE																							
Personal service,																							
repair (watch,						Pa	Pa	Pa			Р	Р	Р	P	Р		Р		Р	Р	P	P	
shoes, jewelry)																							
Service area,				İ						İ					Р		Р		İ				,
outdoor															а		a	P					<b>√</b>
INDUSTRIAL								<u> </u>															
Alcohol or																	Р	Р					
alcoholic																							

beverage manufacturing													
Alternative energy production								SP	S P	S P			
Automobile/truck manufacturing										Р			
Brick, clay, tile, or concrete products terra cotta manufacturing										Р			
Building materials or lumber supply establishment							Р		Р				
Cement, lime, gypsum, or plaster of Paris manufacturing										Р			
Compressed gas fuel station							S P		Р	Р			
Chemical manufacture, organic or inorganic										Р			
Contractor, general (See also Building or Construction Office)							Р		Р	Р	P	P	✓
Contractor, heavy construction, outside storage							Р		Р	Р			<b>√</b>
Contractor, special trade							Р		Р	Р			

		 						_						
Crematoriums						S P		1 = 1	S P	S P	S P			✓
Distillation of bones or glue manufacture											Р			
Dry cleaning plant										Р	Р			
Dye works											Р			
Explosive manufacture or storage											S P			
Fabricated metal manufacture											Р			
Fat rendering or fertilizer manufacture											S P			
Fuel dealers, manufactures or wholesalers										Р	Р			
General aviation airport										S P	S P			<b>√</b>
Heavy equipment repair service or trade									Р	Р	Р			
Ice manufacturing plant										Р	Р			
Incidental retail sales of goods produced or processed on the premises										P a	P a			
Incineration of garbage or refuse when conducted											S P			

		 	 T													I
within an enclosed plant																
Industrial, heavy											S P					
Industrial, light										P	P					
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal											S P					
Leather manufacturing or processing											Р					
Light malt beverage manufacturer (See also Brewpub)							P a	P a	P a	Р	Р	Pa	Pa	Pa	Pa	
Light manufacturing										Р	Р					
Manufacturing, heavy											S P					<b>√</b>
Manufacturing operations not housed within a building											S P					<b>V</b>
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits											S P					<b>√</b>
Outdoor storage, industrial										Р	Р					<b>√</b>
Paper or pulp manufacture											S P					<b>✓</b>

Petroleum or															
inflammable												S			
liquids												э Р			$\checkmark$
production,												P			
refining															
Radioactive	Πİ		İΠ				Πİ								
materials:															
utilization,												s			
manufacture,												Р			$\checkmark$
processing or												ľ			
emission															
emission															
Railroad car															
classification												,			
											S	S			✓
yards or team											Р	Р			
truck yards															
Dd															
Recovered materials facility															
											Р	Р			$\checkmark$
wholly within a															
building															
Recovered															
materials															
											Р	Р			✓
processing wholly															
within a building															
Recycling							Р	Р	P	Р	S	S			
collection							a		a	a	P	P			
Collection							a	а	a	a	Г	Г			
Recycling plant											S P	S P			
											r	F			
Repair/manufactu															
re of clocks,															
watches, toys,															
electrical															
appliances,															
electronic, light															
sheet metal											Р	Р			
products,															
equipment,															
machine tools, or															
machinery not															
requiring the use															
of press punch															
over 100 tons															
0.01 100 10113															

	 1 1	 	1			1			 	_				
rated capacity or drop hammer														
Research, experimental or testing laboratories										Р	Р			
Rubber or plastics manufacture										Р	Р			
Salvage yard (Junkyard)									- 1	- 1	S P			<b>√</b>
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials										- 1	S P			✓
Smelting: copper, iron, zinc, or ore											S P			
Storage yard, except vehicle										S P	Р			<b>√</b>
Storage yard for damaged or confiscated vehicles										S P	Р			✓
Sugar refineries											Р			
Tire retreading or recapping										Р	Р			
Towing or wreckage service										Р	Р			

Transportation equipment manufacture															Р					
Transportation equipment storage or maintenance (vehicle)														Р	Р					<b>√</b>
Truck stop or terminal														Р	S P					
Vehicle storage yard														Р	Р					
Warehousing or Storage													Р	Р	Р					
COMMUNICATION	- U	TILIT	Υ																	ı
Amateur radio service or antenna	S P	SP	SP	S P	S P	S P	SP		SP											<b>√</b>
Electric transformer																				
station, gas regulator station or telephone exchange															Р					
regulator station or telephone										P		P		P		Р	P	P	P	
regulator station or telephone exchange  Radio or television broadcasting										P P a		P		P		P	P	P	P	

Stealth design up to 150' on property used for non-residential purposes	S P	SP	SP	S P	S P	S P	SP																		<b>√</b>
Stealth design up to 150'								SP	SP	SP				SP	S P						SP	SP	SP	SP	<b>V</b>
New support structure or stealth design up to 199'													S			S A	S	S A	S A	S A					<b>√</b>
COW's (non- emergency or event, no more than 120 days)	S A	SA	SA	S A	S A	S A	SA	SA	SA	SA	SA	SA	S A	SA	S A	S A	S A	S A	S A	S A	SA	SA	SA	SA	✓
COW's (declared emergency)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	<b>√</b>
Attached wireless telecommunicatio n facility, used for non-residential purposes (prohibited if used as residential)	S A	SA	SA	S A	S A	S A	SA																		✓
Attached wireless telecommunicatio n facility								Р	Р	Р	Р	Р	Р	Р	P	P	P	Р	P	Р	Р	Р	Р	Р	✓
Monopole or attached facility in utility company's easements or rights-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<b>√</b>

( Ord. No. 15-06, 8-25-2015; Ord. No. 16-07, Pt. I, 6-28-2016; Ord. No. 17-01, Pt. I, 5-23-2017; Ord. of 7-23-2019(2), Pt. I; Ord. of 12-17-2019)