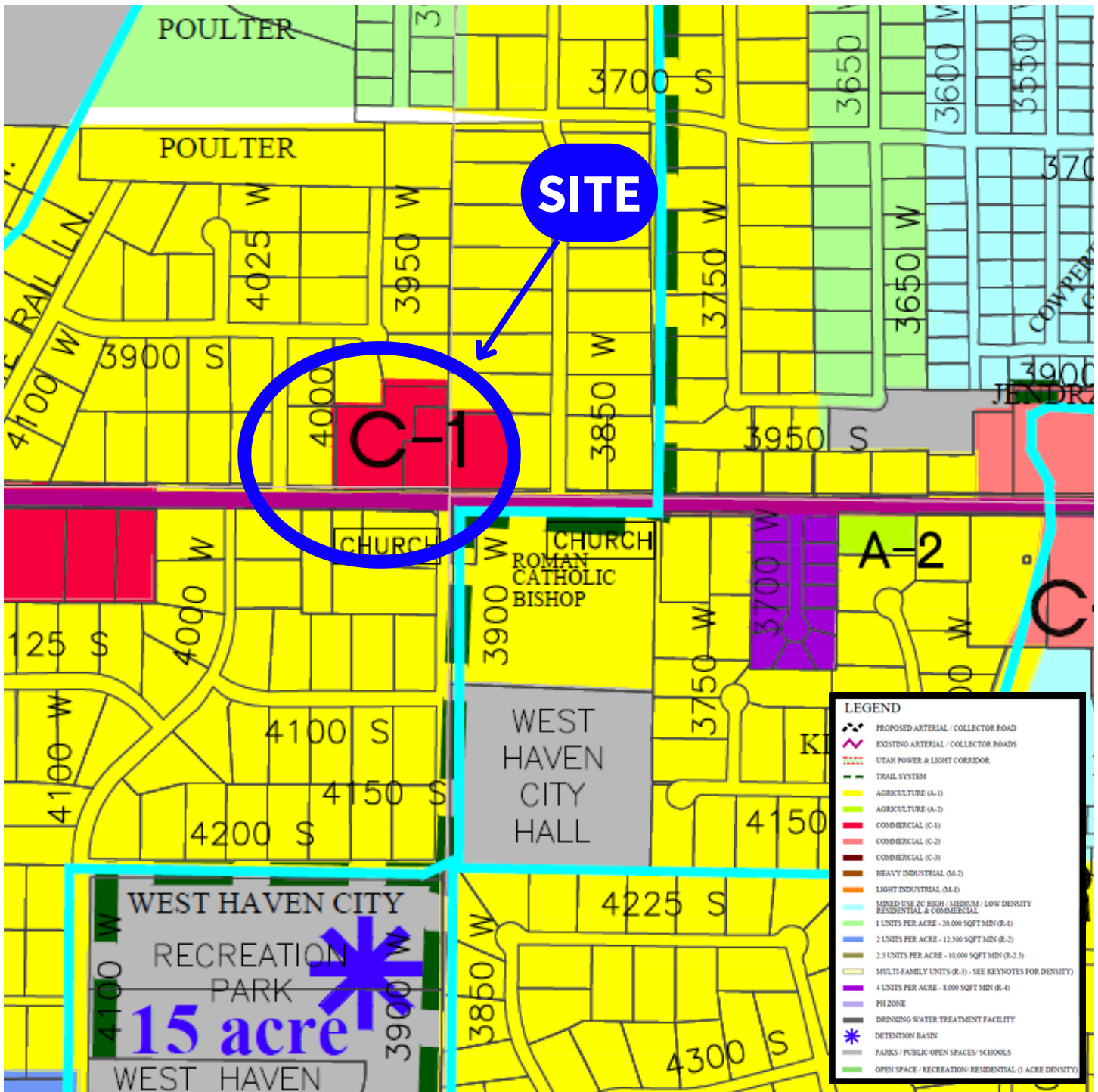


West Haven General Plan



* This graphic and zoning information is provided as a courtesy and remains the property of West Haven City. User is advised to verify all information.

CURRENT LAND USE

A Zoning Map is a valuable resource for city officials and developers when considering future developments. Various land use patterns can be detected on a Zoning Map. This pattern can be used to manage growth in an orderly manner. Particular uses of the land should be encouraged where similar uses exist. By identifying how land is used, it is easier to determine zoning needs. The Zoning Map is different than the General Plan Map. The General Plan Map is general while the Zoning Map and ordinance defines land use in more specific terms. Changes in zoning can be made as long as they comply with the General Plan. If changes to the Zoning Map or ordinance are contrary to the General Plan, then the General Plan should be updated accordingly.

The current Zoning Map is included in **Appendix 5 – Zoning Map**. The current acreage for each land use is as follows:

Zone	Current Zoning	General Plan
	Area (acres)	Area (acres)
A-1	2,663.9	1,426
A-2	1,596.6	0.0
Open Space – Non Residential	405.0	252
Open Space – Residential	0	450
R-1	0	166
R-2	20.2	1,446
R-2.5	1.1	318
R-3	59.5	0.0
R-4	0	99
C-1	3.9	76
C-2	313.0	259
C-3	257.1	563
Light Industrial M-1	314.5	75
Heavy Industrial M-2	323.3	123
Mixed Use ZC	320.9	927
RMHP	16.6	16
Mixed Use - (Res and Comm)	309.8	0
Water Treatment Facility	0	186

West Haven contains approximately 6,606 acres of land. As the zoning map indicates, West Haven has no central business district but does have a ribbon corridor of businesses along 1900 West and Wilson Lane. Several other businesses are located throughout the city such as a radio station, a nursery and a gas station.

RESIDENTIAL LAND USE

The General Plan Map in Appendix A shows the location of each zone listed below. The following information is a brief description of each residential zone taken from the West Haven City Zoning Ordinance or other documents found in the appendices.

A-1 - 1 Units per Acre – 20,000 SQFT MIN: The purpose of the A-1 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment. Agriculture is the preferred use within this zone. For more detailed information see the West Haven City Zoning Ordinance. For more detailed information see the Zone A-1 in Appendix J.

R-1 - 1 Units per Acre – 12,500 SQFT MIN: Residential development with flexibility to allow the preservation of the open space/rural character of the City of West Haven without increasing the overall density of one residential unit per acre of land. The minimum lot size within this zone shall be 12,500 square feet. For more detailed information see the Zone R-1 in Appendix K.

R-2 - 2 Units per Acre – 12,500 SQFT MIN: To provide for areas in appropriate locations where quiet, moderate density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs. The minimum lot size within this zone shall be 12,500 square feet. Permitted uses within this zone are uses such as agriculture, single family dwellings, animal keeping on lots of 1 ac or more, home occupations (see exceptions), keeping of household pets. For more detailed information see Appendix L.

R-2.5 – 2.5 Units per Acre – 10,000 SQFT MIN: To provide for areas in appropriate locations where quiet, moderate density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs. The minimum lot size within this zone shall be 10,000 square feet. Permitted uses within this zone are uses such as agriculture, single family dwellings, animal keeping on lots of 1 ac or more, home occupations (see exceptions), keeping of household pets. For more detailed information see Appendix L.

R-4 – 3-4 Units per Acre – 7,000 SQFT MIN: To provide for areas in appropriate locations where quiet, higher density, residential neighborhoods may be established and protected. The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone. With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference and costs. The minimum lot size within this zone shall be 7,000 square feet. Permitted uses within this zone are uses such as, single family dwellings, home occupations (see exceptions), and keeping of household pets. For more detailed information see the Zone R-4 in Appendix M.

MIXED USE ZC – High / Medium / Low Density Residential and Light Commercial: Provide quality affordable housing units to the residents of West Haven that have a mix of Low to High Density

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

The General Plan Map in Appendix A shows the location of each zone listed below. The following information is a brief description of each commercial and industrial zone taken from the West Haven City Zoning Ordinance or other documents found in the appendices.

C-1 – Neighborhood Commercial: The purpose of the C-1 Neighborhood Commercial Zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. There is no minimum lot size in this zone. For more detailed information on required setbacks, permitted uses, etc., see Appendix O.

C-2 – Community Commercial: The purpose of the C-2 Community Commercial Zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. There is no minimum lot size in this zone. For more detailed information on required setbacks, permitted uses, etc., see Appendix O.

C-3– Regional Commercial:

The purpose of the C-3 Regional Commercial Zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. There is no minimum lot size in this zone. For more detailed information on required setbacks, permitted uses, etc., see Appendix O.

M-1 – Light Industrial: The purpose of the light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation. For more detailed information on required setbacks, permitted uses, etc., see Appendix P.

M-2 – Light Industrial: The purpose of the heavy manufacturing zone is to provide suitable areas that will accommodate the need for heavy intensity manufacturing, extractive and associated uses where the environment impact upon community may be substantial and where public regulation may be necessary to preserve the general welfare of the community. For more detailed information on required setbacks, permitted uses, etc., see Appendix P.

APPENDIX J

ZONE A-1

CHAPTER 5

AGRICULTURAL ZONE A-1

SECTION 1

SECTION 1.1 PURPOSE AND INTENT

The purpose of the A-1 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment.

SECTION 1.2 AGRICULTURE PREFERRED USE

Agriculture is the preferred use in Agriculture Zone A- 1. All agriculture operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

SECTION 1.3 PERMITTED USES

- 1. Accessory building or use customarily incidental to any permitted or conditional use.*
- 2. Agriculture, agricultural experiment station; apiary; aviary; aquarium.*
- 3. Animals or fowl kept for family food production as an accessory use.*
- 4. Cemetery; chinchilla raising, child day care, convalescent or rest home.*
- 5. Church, synagogue or similar building used for regular religious worship.*
- 6. Cluster subdivision in accordance with Zoning Ordinances of the City of West Haven.*
- 7. Corral stable or building for keeping animals or fowl, provided, such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line.*
- 8. Fruit or vegetable stand for produce grown on the premises only.*
- 9. Golf course, except miniature golf course*
- 10. Home occupation*

11. *Greenhouse, and nursery limited to sale of materials produced on premises and with no retail shop operation.*
12. *Household pets.*
13. *Parking lot accessory to uses allowed in this zone.*
14. *Planned Residential Unit Development in accordance with Chapter 12 of this Zoning Ordinance.*
15. *Private park, playground or recreation area but not including privately owned commercial amusement business.*
16. *Private stables; horses for private use only, provided that not more than two (2) horses may be kept for each one-half (1/2) acres within any lot*
17. *Public building; public park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools.*
18. *Residential Facility for Handicapped Persons meeting the requirements of Chapter 15 of this Ordinance.*
19. *Single family dwelling.*
20. *Sugar beet loading or collection station.*
21. *Temporary buildings or use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.*

SECTION 1.4 PERMITTED USES REQUIRING TWO (2) ACRES MINIMUM LOT AREA

1. *Two family dwelling.*

SECTION 1.5 PERMITTED USES REQUIRING FIVE (5) ACRES MINIMUM LOT AREA

1. *Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises.*
2. *Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver.*
3. *Fruit and vegetable storage and packing plant for produce grown on premises.*

4. *The keeping and raising of not more than ten (10) hogs, more than sixteen weeks (16) old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.*
5. *The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:*
 - a. *not exceed a density of twenty-five(25) head per acre of used land;*
 - b. *be carried on during the period of September 15 through April 15 only.*
 - c. *be not closer than three hundred (300) feet to any dwelling, public or semi-public building on an adjoining parcel or land; and*
 - d. *not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.*
6. *The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income*

SECTION 1.6 CONDITIONAL USES

The following shall be permitted only when authorized by a Conditional Use Permit obtained as provided in Chapter 11 of this Zoning Ordinance.

1. *Animal hospital or clinic; dog breeding, dog kennels, or dog training school, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.*
2. *Circus or transient amusement.*
3. *Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of so*
4. *Private park, playground or recreation grounds and buildings not open to the general public and to which no admission charge is made, but not including private owned commercial amusement business.*
5. *Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre.*

- 6. Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre.*
- 7. Public utility substation or storage facilities developed by a public agency and meeting requirements of Chapter 18 of this Zoning Ordinance.*
- 8. Radio or Television station or tower.*
- 9. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.*
- 10. School Bus-parking, provided the vehicle is parked at least 30 feet from a public street.*
- 11. Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres.*
- 12. The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty-four thousand (24,000) lbs net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street.*
- 13. The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten wheel truck for off-premise contract work by the owner resident of property of not less than five acres in area.*
- 14. Wastewater treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations.*

(Re: 10 Wheel Truck) Council meeting held 6-18-97. Motion passed approving the storage and use of one 10 Wheel Truck as a conditional use in an A-1 Zone (5 acre limit was removed) Chapter 5 Section 6 of Zoning Ordinance

SECTION 1.7 SITE DEVELOPMENT STANDARDS

	<u>Permitted and Conditional Uses</u>	<u>Permitted Uses Requiring 2&5 Acres Minimum</u>
(Per Ordinance 02-2006 Following)		
1. Minimum lot area	20,000 Sq Ft	2 acres 5 acres
2. Minimum lot width	150 Ft Over 40,000 sq ft 125 Ft - 20-40,000 sq ft	150 ft
RE: Width at Setback: See "Definitions-Width of Lot"		
3. Minimum yard setbacks (Clarified in July 20, 1994 minutes)		
a. Front	Not less than thirty (30) feet back from the edge of the dedicated and/or projected road right-of-way where that right-of-way abuts the affected property.	Not less than thirty (30) feet back from the edge of the dedicated and/or projected road right-of-way where that right-of-way abuts the affected property.
b. Side		
1. Dwelling	10 feet with total width of two side yards not less than 24 feet	
2. Other main bldg	20 ft each side 20 ft each side	
3. Accessory bldg	10 feet except one ft if located at least	
c. Side,facing street corner lot	20 feet	20 feet
d. Rear		
1. Main bldg	30 feet	30 feet
2. Accessory bldg	one foot except 10 feet where accessory bldg. on a corner lot rears on side yard	
4. Building Height		
a. Minimum	one story	one story
b. Maximum	2 1/2 stories or 35 ft	2 1/2 stories or 35 ft

SECTION 1.8 SIGN REGULATIONS-SEE CHAPTER 24

The height, size and location of the following permitted signs shall be **in accordance with the regulations set forth in Chapter 24 of this Zoning Ordinance.**

1. *Business Signs - for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs.*
2. *Name Plates - flat or wall type.*
3. *Identification and Information Signs - directional, flat, freestanding, projecting, temporary or wall type signs.*
4. *Property Signs - directional, flat, freestanding, projecting temporary or wall type signs.*
5. *Service Signs - directional, flat, freestanding, or projecting type signs.*

SECTION 2

SECTION 2.1 DEFINITIONS

For the purpose of application of the requirements of this section, A-1 Zone, One Acre is 40,000 Sq ft and ½ Acre is 20,000 Sq ft

ORDINANCE NO. 02-2006

ADDING MIXED USE IN A-1 ZONES AND ESTABLISHING THAT A-1 IS THE YELLOW ZONE IN THE MASTER PLAN AN ORDINANCE OF WEST HAVEN CITY, UTAH, AMENDING THE CITY'S ZONING ORDINANCE BY CHANGING CERTAIN DEFINITIONS AND REQUIREMENTS AND PROVIDING FOR MIXED USE IN A-1 ZONES AND TO PROVIDE THAT THE A-1 ZONE TO REFLECT THE PARAMETERS OF THE YELLOW ZONE AS SET OUT IN THE CITY'S MASTER PLAN; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1. Recitals:

WHEREAS, West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-717, and UCA § 10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-717, and UCA § 10-3-701, the governing body of the city has previously adopted a Zoning Ordinance which, among other things, provides definitions and requirements related to lot size, set backs and density and how they shall be managed and administered throughout the City; and,

WHEREAS, the City Council finds that the Planning Commission has recommended certain changes thereto; and,

WHEREAS, the City Council finds that the necessary public hearing(s) has been conducted in this matter; and,

WHEREAS, the City Council finds that it is in the public interest to effectively promulgate certain changes to these regulations and that the adoption of this Ordinance will serve those ends; and

WHEREAS, the City Council finds that the requirements herein should be effective upon passage of this Ordinance; and,

WHEREAS, the City Council finds that the public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that the City's Zoning Ordinance shall be amended and readopted as follows:

Revision to Permitted Uses in A-1 Zones:

Zoning Plan Amendments : Amendment to chapter 5 Section 7 "Site Development Standards" will be as follows:

One Acre Density

Permitted Uses

	<i>Permitted</i>	<i>and Requiring 2 & 5</i>
	<u><i>Conditional Uses</i></u>	<u><i>Acres Minimum</i></u>
1. Minimum Lot area	20,000 Sq Ft	2 acres 5 acres
2. Minimum Lot Width	150 Ft Over 40,000 sq ft	150 ft
	125 Ft 20-40,000 sq ft	

The remainder of this section of the zoning ordinance remains unchanged.

This change does not apply to A-2 Zone.

*Chapter 5
Agriculture Zone A-1*

Section 2. Repealer of Conflicting Enactments:

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3. Prior Ordinances and Resolutions:

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

Section 5. Date of Effect

BE IT FURTHER ORDAINED that this Ordinance, and the fees listed herein, shall become effective on the 1st day of February, 2006, and after publication or posting as required by law.

APPENDIX O

ZONE COMMERCIAL

CHAPTER 8

COMMERCIAL ZONES C-1, C-2, C-3

SECTION 1 PURPOSE AND INTENT:

The purpose of the C~1 Neighborhood Commercial, C~2 Community Commercial, and C~3 Regional Commercial Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of West Haven. It is also to separate into four zone uses, based upon type of activity that are compatible and complementary, as well as intensity of land utilization and accessory use needs.

PER ORDINANCE 13-2003 EFFECTIVE 9-13-2002- DEFINITION:

COMMERCIAL AREA, COMMERCIAL ZONE: Any area of the city with a zoning designation of C-1, C-2, C-3, CBD, PI and PCR under Chapter 8 of this code, and the abutting public streets and public premises.

SECTION 2 SITE DEVELOPMENT STANDARDS:

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
1. Minimum Lot Area	none	none	none
2. Minimum Lot Width	none	none	none
<u>PER ORDINANCE 16-06 EFFECTIVE 10-4-2006</u>			
3. Minimum Yard Setbacks			
a. Front	15 ft	15ft	15ft
b. Side	None, except 10 feet adjacent to residential zone boundary,		
c. Side facing street on corner lot	15 feet	15 feet	15 feet
d. Rear	None, except 10 feet where building rears on a residential zone,		
4. Building Height			
a. Minimum	-----One Story-----		
b. Maximum	2 ½ stories 35 feet	none	none
5. Maximum Lot Coverage	Not over 60% of lot area by buildings or accessory buildings	same	same

SECTION 3 SIGN REGULATIONS:

The height, size, and location of the permitted signs shall be in accordance with the **regulations set forth in Chapter 24 Signs, of this Ordinance**. Permitted signs are listed in Section 18.

SECTION 4 SPECIAL REGULATIONS:**1. Hereinafter specified permitted and Conditional uses shall be permitted only when the following conditions are complied with:**

- a. All manufacturing shall be done within a completely enclosed building.
- b. All uses shall be free from objection because of odor, dust, smoke, or noise
- c. In the C-1 neighborhood Commercial Zone no entertainment, except recorded music shall be permitted in cafes, cafeterias, ice cream parlors, or restaurants.

2. A car wash shall be permitted subject to the following restrictions;

- a. Operation or use is forbidden between the hours of 10:00 pm and 6:00 am on the following morning in C-1 Zones only.
- b. There shall not be more than four washing bays for a manual spray car wash in C-1 Zones only.
- c. Off-street vehicle storage required as follows:
 - 1) One bay car wash, four spaces in the approach lane
 - 2) Two bay car wash, three spaces in the approach lane for each wash bay
 - 3) Three or more bay car wash, two spaces in the approach lane for each wash bay

3. Residential component can be included for a business as a conditional use (ie: security purposes).**SECTION 5 USES:**

In the following list of possible uses those designated in any zone as:

"P" - will be a **Permitted Use**.

"C" - will be allowed only when authorized by a **Conditional Use Permit** obtained as provided in Chapter 11 of this Zoning Ordinance.

"N" -will **Not Be** allowed in that zone.

A

Accessory buildings and uses customarily incidental to a permitted use	C	C	P	
Air conditioning, sales and service	N	C	P	
Altering, pressing and repairing of wearing apparel	P	P	P	
Amusement enterprises	N	C	C	
Antique, import or souvenir shop	C	P	P	
Apartment, multi-family	N	N	N	
Arcade	N	C	C	
Archery shop and range, provided it is conducted within a completely enclosed bldg	N	C	P	
Art and artists supply store		C	P	P
Assisted Living Center	N	C	C	

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<i>Athletic and sporting goods store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Athletic Club</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Auction establishment</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Automobile repair including</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>paint, body and fender, brake</i>			
<i>muffler, upholstery or trans-</i>			
<i>mission work, provided it is conducted</i>			
<i>within a completely enclosed bldg</i>			
<i>Automobile, new or used,</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>sales and service</i>			
<i>Awning sales and service</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Automobile New parts sales & service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Automobile Maintenance</i>	<i>N</i>	<i>C</i>	<i>C</i>
B			
<i>Bakery manufacture limited</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>to goods retailed on premises</i>			
<i>Bank or financial institutions</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Barber and Beauty shop</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Beauty culture school</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Bed and Breakfast Inn</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Bed and Breakfast Hotel</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Bicycle sales and service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Boat sales and service</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Bookbinding</i>	<i>N</i>	<i>N</i>	<i>P</i>
<i>Book store, retail</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Bottling & distribution plant</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Bowling alley</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Boxing arena</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Building materials retail sales yard</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Bus Terminal</i>	<i>N</i>	<i>N</i>	<i>C</i>

C	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<i>Cafe or cafeteria</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Camera store</i>	<i>P</i>	<i>P</i>	<i>P</i>
 <i>Candy store, confectionery</i>	 <i>C</i>	 <i>P</i>	 <i>P</i>
 <i>Carpenter and cabinet shop</i>	 <i>N</i>	 <i>N</i>	 <i>C</i>
<i>Carpet and rug cleaning</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Carpet, rug and linoleum service</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Car wash, Automatic</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Car wash, manual spray</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Cash register sales/service</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Catering establishment</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>China, crystal/silver shop</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Christmas tree sales</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Church</i>	<i>N</i>	<i>N</i>	<i>N</i>
<i>Church, temporary revival</i>	<i>N</i>	<i>N</i>	<i>N</i>
<i>Circus, carnival or other transient amusement</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Clinics, medical or dental</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Clothing and accessory store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Coffee Shop</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Communication equipment building</i>	<i>N</i>	<i>N</i>	<i>P</i>
<i>Contractor shop, provided work conducted within a completely enclosed bldg</i>	<i>N</i>	<i>N</i>	<i>C</i>
 <i>Costume rental</i>	 <i>C</i>	 <i>P</i>	 <i>P</i>
<i>Convenience Store</i>	<i>C</i>	<i>P</i>	<i>P</i>
D			
<i>Dairy products store</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Dance hall/minors/non-alcoholic</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Delicatessen</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Department Store</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Detective agency</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Diaper service, Including cleaning</i>	<i>N</i>	<i>P</i>	<i>P</i>
<i>Drapery and curtain store (blinds, retail)</i>	<i>C</i>	<i>C</i>	<i>P</i>
 <i>Drug store</i>	 <i>C</i>	 <i>C</i>	 <i>P</i>
<i>Dry cleaning establishment</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Dry cleaning pickup station</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Dental Office</i>	<i>C</i>	<i>P</i>	<i>P</i>

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
E			
<i>Educational institution</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Electrical and heating appliances and fixtures safes and service</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Electronic equipment sales & service</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Employment agency</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Express & transfer service</i>	<i>N</i>	<i>C</i>	<i>C</i>
F			
<i>Fabric and textile store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Farm implement sales</i>	<i>N</i>	<i>C</i>	<i>P</i>
 <i>Florist shop</i>	 <i>C</i>	 <i>P</i>	 <i>P</i>
 <i>Fueling Station – Vehicles under 40,000 GVW</i>	 <i>N</i>	 <i>C</i>	 <i>C</i>
<i>Fueling Station – Liquid Natural Gas LNG</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Fruit store or stand</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Furniture sales and repair</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Fur apparel sales, storage or repair</i>	<i>C</i>	<i>C</i>	<i>P</i>
G			
<i>Garden supplies and plant materials sales</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Gift store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Glass sales and service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Government buildings or uses, non industrial</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Greenhouse and nursery; soil & lawn service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Grocery store</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Gunsmith</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Gymnasium</i>	<i>C</i>	<i>P</i>	<i>P</i>
H			
<i>Hardware stores</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Health club</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Health food store</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Heliport</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Hobby & crafts store</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Hospital supplies</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Hotel</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>House cleaning and repair</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Household appliance sales and incidental service</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Hospital</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Home Improvement Large Box</i>	<i>N</i>	<i>N</i>	<i>C</i>

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
I			
<i>Ice cream manufacture</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Ice cream parlor</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Insulation sales</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Insurance agency</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Interior decorator and designing establishment</i>	<i>C</i>	<i>P</i>	<i>P</i>
J			
<i>Janitor sales service and supply</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Jewelry store sales and service</i>	<i>P</i>	<i>P</i>	<i>P</i>
K			
<i>Reserved for the future</i>			
L			
<i>Laboratory, dental or medical</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Laundrette or Laundromat</i>	<i>C</i>	<i>p</i>	<i>p</i>
<i>Lawn mower sales and service</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Leather goods, sales & service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Legal office</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Library public</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Linen store/retail</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Linen supply service</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Liquor store</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Locksmith</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Lodge or social hall</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Luggage store</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Lumber yard</i>	<i>N</i>	<i>N</i>	<i>C</i>
M			
<i>Machine shop operations incidental to any use permitted in C-3 district</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Manufacturer of goods retailed on premises</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Meat Custom cutting & wrapping excluding slaughtering</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Meat,fish & seafood store retail</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Medical Office</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Miniature golf</i>	<i>C</i>	<i>C</i>	<i>C</i>

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<i>Mobile Home Sales</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Monument works and sales</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Mortuary</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Motel</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Motorcycle, ATV's & motor scooters sales & service</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Museum</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Music Store</i>	<i>C</i>	<i>P</i>	<i>P</i>
N			
<i>Needlework, embroidery or knitting store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Nightclub or social club (ONLY NORTH OF 3300 S)</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Novelty store</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Nursery school</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Nursing Care Facility</i>	<i>N</i>	<i>C</i>	<i>C</i>
O			
<i>Office in which goods or merchandise are not commercially created, exchanged or sold</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Office supply</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Office machines sales and service</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Optometrist, optician or oculist</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Ornamental iron sales or repair</i>	<i>N</i>	<i>C</i>	<i>C</i>
P			
<i>Paint or wallpaper store</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Park and Playground</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Parking lot or garage for passenger autos</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Pawnshop</i>	<i>N</i>	<i>N</i>	<i>P</i>
<i>Pest Control & extermination</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Pet & pet supply store</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Pet Grooming</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Pharmacy</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Photographic supplies</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Photo studio</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Physician or surgeon</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Plumbing shop retail store</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Popcorn or nut shop</i>	<i>P</i>	<i>P</i>	<i>P</i>

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<i>Post office</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Printing, copying, lithographing, publishing or reproductions sales and services</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Private liquor club (ONLY NORTH OF 3300 S)</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Professional office</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Public utilities substation</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Public Building</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Packaging & Mailing Sales/Service</i>	<i>P</i>	<i>P</i>	<i>P</i>
Q			
<i>Reserved for future use</i>			
R			
<i>Radio and television sales and service and service</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Radio, television of FM broadcasting station</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Real estate agency</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Reception center or wedding chapel</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Recreation Center</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Rental agency for home and garden equip.</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Residential Treatment Facility</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Restaurant</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Restaurant, drive-in</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Roller skating rink</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Roofing sales</i>	<i>N</i>	<i>C</i>	<i>C</i>
S			
<i>Second-hand store</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Seed & feed store, retail</i>	<i>N</i>	<i>C</i>	<i>C</i>
 <i>Sewing machine sale & service</i>	 <i>C</i>	 <i>C</i>	 <i>P</i>
<i>Sexually Oriented Business (See S.O.B. Ordinance)</i>	<i>-</i>	<i>-</i>	<i>-</i>
 <i>Sheet metal shop and retinning providing conducted within completely enclosed bldg.</i>	 <i>N</i>	 <i>N</i>	 <i>C</i>
<i>Shoe repair or shoe shine shop</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Shoe store</i>	<i>C</i>	<i>C</i>	<i>P</i>

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
<i>Shooting range indoor (with retail sales)</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Sign manufacture or sign painting</i>	<i>N</i>	<i>N</i>	<i>C</i>
**See CHAPTER 24 for Sign Regulations			
<i>Spa, including massage therapy</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Supermarket</i>	<i>C</i>	<i>C</i>	<i>P</i>

T

<i>Tailor shop</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Tavern/Bar (ONLY NORTH OF 3300 S)</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Taxidermist</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Temporary building for uses incidental to construction work. Such buildings shall be removed upon completion of construction work</i>	<i>C</i>	<i>C</i>	<i>C</i>
<i>Theatre, Movie indoor</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Theatre, Live</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Tire recapping or retreading sales & service</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Tobacco shop</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Toy store, retail</i>	<i>C</i>	<i>P</i>	<i>,p</i>
<i>Trade or industrial school</i>	<i>N</i>	<i>C</i>	<i>P</i>
<i>Trailer sales & service</i>	<i>N</i>	<i>N</i>	<i>P</i>
<i>Travel agency</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Truck Fueling Station – Convenience Store</i>	<i>N</i>	<i>N</i>	<i>C</i>

U

<i>Upholstery shop</i>	<i>C</i>	<i>C</i>	<i>P</i>
<i>Used car lot</i>	<i>N</i>	<i>C</i>	<i>C</i>

V

<i>Vegetable store or stand</i>	<i>C</i>	<i>P</i>	<i>P</i>
<i>Ventilating equipment sales & service</i>	<i>N</i>	<i>C</i>	<i>C</i>
<i>Veterinary (small and large animal w/kennel services)</i>	<i>N</i>	<i>C</i>	<i>C</i>

W

<i>Welding shop</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Wholesale business</i>	<i>N</i>	<i>N</i>	<i>C</i>
<i>Window washing establishment</i>	<i>C</i>	<i>C</i>	<i>P</i>