

Article 2 – Use of Land and Structures

DIVISION I – GENERAL PROVISIONS	2-2
Sec. 2-1. - Purpose of Article 2.	2-2
Sec. 2-2. - Definitions Referenced.....	2-2
Sec. 2-3. - Transition to New Zoning Districts.	2-2
Sec. 2-4. - Zoning Districts; Established.	2-3
Sec. 2-5. - Official Zoning Map Adopted.	2-5
Sec. 2-6. - Amendments to the Official Zoning Map.....	2-5
Sec. 2-7. - Replacement of the Official Zoning Map.	2-5
Sec. 2-8. - Interpretation of Zoning District Boundaries.	2-6
Sec. 2-9. - Zoning District Boundary Uncertainty.....	2-6
Sec. 2-10. - Zoning and Development within Rights-of-Way.....	2-7
Sec. 2-11. - Special Conditions of Previous Zoning Approvals Retained.....	2-7
DIVISION II - ZONING DISTRICTS.....	2-7
Sec. 2-12. - Residential Districts.....	2-8
Sec. 2-13. - Commercial Districts	2-14
Sec. 2-14. - Industrial Districts.	2-22
Sec. 2-15. - Mixed Use Districts.....	2-24
DIVISION III - OTHER DISTRICTS.....	2-26
Sec. 2-16. - Overlay Districts.	2-26
Sec. 2-17. - Residual Zoning Districts.	2-26
Sec. 2-18. - Developments of Regional Impact.	2-28
DIVISION IV – USES ALLOWED IN EACH DISTRICT	2-28
Sec. 2-19. - Chart of Uses	2-28
Sec. 2-20. - Allowed Principal, Accessory and Temporary Uses.	2-29
Sec. 2-21. - Special Exception Uses.	2-29
Sec. 2-22. - Restrictions on Particular Uses.....	2-29
Sec. 2-23. - Prohibited Uses.	2-29
Sec. 2-24. - Interpretation of Uses.	2-30

DIVISION I – GENERAL PROVISIONS

Sec. 2-1. - Purpose of Article 2.

This Article defines the zoning districts in the City and identifies the specific uses to which land and structures may be put in the various zoning districts, including certain uses or structures for which special approval is required in order to be allowed. In addition, this Article identifies specific uses within each zoning district to which restrictions may apply, which are presented in Article 3 of this Zoning Ordinance.

Sec. 2-2. - Definitions Referenced.

The definitions of certain terms referenced in this Article are set forth in the Interpretation and Definitions Article of this Ordinance.

Sec. 2-3. - Transition to New Zoning Districts.

- (a) Upon adoption of this Zoning Ordinance, land which is presently zoned within an existing zoning classification shall be classified within one of the zoning classifications set forth in this Article, as follows:

Table 2-A: Zoning District Transition

Prior District	District as of Effective Date of this Ordinance
RS-20	RS-20
RS-15	RS-15
RU-7	RU-7
RU-1	RU-1
RU-2	RU-2 <i>(residual)</i>
RML	RML
RMH	RMH
OI-1	OI-2
OI-1	OI-2
CSN	-- <i>(removed)</i>
CUN	CUN
CCS	CCS
CBD	CBD
CGN	CGN
CHV	CHV
ILT	ILT

Table 2-A: Zoning District Transition

Prior District	District as of Effective Date of this Ordinance
IHV	IHV
PIP	PIP
MXD-1	MXD
MXD-2	-- (removed)
CS	CS
OSD-2	OSD-2 (residual)
HST	HST
OCR	OCR
PDR	PDR
PDC	PDC (residual)
PDO	PDO (residual)
PDI	-- (removed)

- (b) The boundaries for each zoning district and the conditions of each zoning district will remain the same, unless amended in the future in accordance with the provisions of the Administration and Enforcement Article.

Sec. 2-4. - Zoning Districts; Established.

For the purposes of these regulations, the incorporated area of the City of Newnan, Georgia is divided into the following Zoning Districts and Overlay Districts:

- (a) Residential Zoning Districts.
- (1) RS-20, Suburban Residential Single-Family Dwelling District - Low Density.
 - (2) RS-15, Suburban Residential Single-Family Dwelling District - Medium Density.
 - (3) RU-7, Urban Residential Single-Family Dwelling District - High Density.
 - (4) RU-1, Urban Residential Dwelling District - Historical and Infill.
 - (5) RU-2, Townhouse Residential Dwelling District.
 - (6) RML, Residential Multiple-Family Dwelling - Lower Density District.
 - (7) RMH, Residential Multiple-Family Dwelling - Higher Density District.
 - (8) PDR, Planned Development Residential
- (b) Commercial Zoning Districts.

- (1) OI-1, Low Density Office and Institutional District.
- (2) OI-2, Office and Institutional, Medium Density.
- (3) CUN, Urban Neighborhood Commercial District.
- (4) CCS, Commercial Shopping Center District.
- (5) CBD, Central Business District.
- (6) CGN, General Commercial District.
- (7) CHV, Heavy Commercial District.
- (c) Industrial Zoning Districts.
 - (1) ILT, Light Industrial District.
 - (2) IHV, Heavy Industrial District.
- (d) Mixed Use Zoning Districts.
 - (1) MXD, Mixed Use District.
- (e) Overlay Districts.
 - (1) CS, Conservation Subdivision District.
 - (2) HST, Historic Preservation Overlay District.
 - (3) OCR, Open Space, Conservation, and Recreation District.
 - (4) WET, Wetlands Protection District.
 - (5) GRA, Groundwater Recharge Area Protection District.
 - (6) WSW, Water Supply Watershed Protection District.
 - (7) HRDO, Historic Residential Overlay District.
 - (8) DDO, Downtown Design Overlay District.
 - (9) QDC, Quality Development Corridor Overlay District.
 - (10) BEQ, Building Exterior Quality Design Overlay District.
 - (11) LFR, Lower Fayetteville Road Commercial Landscape Corridor Overlay District.
- (f) Residual Zoning Districts.

The following zoning districts are residual district designations which shall no longer be designated through zoning and whereby lands already zoned may carry out their approved development plan or modify their project based on the provisions of this Zoning Ordinance:

- (1) RU-2, Townhouse Residential Dwelling District.
- (2) OSD-2, Urban Open Space and Conservation District.
- (3) Planned Development Districts (PD):

- a. PDC, Planned Commercial Development District.
- b. PDO, Planned Office and Institutional District.
- c. PIP, Planned Industrial District

Sec. 2-5. - Official Zoning Map Adopted.

The Official Zoning Map of the City of Newnan, attached hereto and made a part hereof for all purposes, is hereby adopted, shall be filed with the City Clerk of the City of Newnan and maintained by the City Clerk of the City of Newnan, and shall be an official copy of said map prominently displayed in the Planning and Zoning Department. The boundaries of the various districts as enumerated in this Article are hereby established as identified on said map. All notations, references, legends, scales, and every detail shown on said map are incorporated into and made a part of this Article.

Sec. 2-6. - Amendments to the Official Zoning Map.

In interpreting the Official Zoning Map the following rules shall apply:

- (a) The Official Zoning Map, as adopted by the City Council and amended from time to time by its action, shall be maintained and available in the Planning and Zoning Department.
- (b) No changes of any nature shall be made to the Official Zoning Map except in conformity with amendments to the map approved by the City Council and in conformity with the procedures set forth in this Zoning Ordinance or by adoption of a new Official Zoning Map. Such amendments shall be spread upon the minutes of the City Council and shall be available for public inspection.
- (c) If, in accordance with the provisions of this Zoning Ordinance, amendments to the map are approved which result in changes to the district boundaries on the Official Zoning Map, then these shall be noted on addendum pages to the Official Zoning Map maintained and available in the Planning and Zoning Department. Said addendum pages shall note the new district boundaries along with the date the amendment was approved and shall be inserted directly after the affected map page. Said addendum pages shall be clearly noted as addendum pages.
- (d) The Official Zoning Map as amended from time to time by the City Council may be kept in an electronic format from which printed copies can be produced.

Sec. 2-7. - Replacement of the Official Zoning Map.

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map.

Sec. 2-8. - Interpretation of Zoning District Boundaries.

In interpreting the Official Zoning Map, the following rules shall apply:

- (a) The district boundaries are the center lines of either streets, roads, highways, or alleys unless otherwise shown, and where the district designated on the Official Zoning Map is bounded approximately by a street, road, highway, or alley, the center line of such street, road, highway, or alley shall be construed to the boundary of the district.
- (b) Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into platted blocks and lots, the district boundaries shall be construed to be the platted lot lines, and where the district designated on the Official Zoning Map is bounded approximately by platted lot lines, the platted lot lines shall be the boundary of the district.
- (c) Boundaries indicated as following the city limit line shall be construed as to follow such limit line.
- (d) Boundaries indicated as following the shorelines of bodies of water shall be construed to follow such shorelines. Boundaries indicated as following the center lines of creeks, streams, rivers, or other predominantly linear bodies of water shall be construed to follow such center lines.
- (e) In unsubdivided property, the district boundary lines on the Official Zoning Map shall be determined by use of the scale appearing on the map.
- (f) Boundaries indicated as parallel to or concentric with, or are extensions to features indicated in the paragraphs above shall be so construed. Distances and dimensions not specifically indicated on the Official Zoning Map shall be determined from the Official Zoning Map by the Zoning Administrator and so noted on the map.

Sec. 2-9. - Zoning District Boundary Uncertainty.

- (a) Where areas appear to be unclassified on the Official Zoning Map and classification cannot be determined by the provisions of this Ordinance, such areas shall be considered to be classified as RS-20 until action is taken to amend the Official Zoning Map.
- (b) Where an area is in dispute, such areas shall be considered to be classified as RS-20 until action is taken to make a valid determination.
- (c) Where territory is added to the jurisdictional area through natural processes or any other procedure (except annexation which shall be governed by the provisions of the Procedures and Permits Article), such area shall be considered to be zoned RS-20 until action is taken to amend the Official Zoning Map.
- (d) Where natural or man-made features actually existing on the ground are not consistent with those shown on the Official Zoning Map, the Planning and Zoning Director shall interpret the district boundaries as so noted on the map.

- (e) Where uncertainties continue to exist and/or further interpretation is required beyond that presented in the paragraphs above, the question shall be presented to the Planning and Zoning Director for interpretation.

Sec. 2-10. - Zoning and Development within Rights-of-Way.

(a) Zoning of Public Rights-of-Way.

- (1) Normally, all publicly owned rights-of-way for roads, streets, alleys, easements, or other public purposes are classified in the least intense of adjacent zones. In order to define clearly the location of rights-of-way, the Official Zoning Map will not depict the zoning within existing rights-of-way.
- (2) When the Future Land Use Map recommends a land use category in conflict with that specified in Subsection (1) above, the City Council may reclassify such right-of-way to a zoning consistent with the land use category specified on the Future Land Use Map.

(b) Rezoning of Proposed Rights-of-Way Where Zoning was Previously Withheld.

Where, by action of the City Council in prior rezonings, private property was withheld from rezoning in order to provide for future construction, widening, realignment, and/or relocation of existing or proposed public roads, streets, alleys, easements, or other public facilities, the zoning of such private properties shall assume the zoning classification of the land of which they are a part; or, the least intense adjacent zones if the land is not part of an adjacent parcel.

(c) Air Rights and Subsurface Development within Public Rights-of-Way.

Air rights development and subsurface rights development are permitted in publicly owned rights-of-way of existing or proposed public roads, streets, alleys, easements, or other public facilities if the development will not conflict with the recommendations and guidelines of the Comprehensive Plan nor any provisions of this or any other City code or ordinance governing air rights or subsurface development.

Sec. 2-11. - Special Conditions of Previous Zoning Approvals Retained.

All special conditions and special stipulations imposed as conditions of zoning approval of property prior to adoption of the Official Zoning Map are hereby retained and reaffirmed, and shall continue in full force and effect until such time as the property is rezoned or the prior zoning action of the City Council is amended through the zoning approval process established by this Zoning Ordinance.

DIVISION II - ZONING DISTRICTS

All lands in the City of Newnan are included in one or another of the zoning districts established by this Zoning Ordinance. Overlay districts, which provide additional requirements

or restrictions on the portions of these zoning districts over which they are established, are found under Sec. 2-16 of this Article.

Sec. 2-12. - Residential Districts.

(a) RS-20, Suburban Residential Single-Family Dwelling District - Low Density.

(1) General Purpose and Description.

The RS-20 Suburban Residential Single-Family Dwelling District - Low Density, is the most restrictive residential district. The principal uses of land in this district is for low density single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Allowed uses are required to utilize public water and sewer infrastructure. Low density residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses. RS-20 districts are designed to provide internal stability, harmony, attractiveness, order and adequate light, air and open space for dwellings and related facilities by consideration of arrangement of the different uses permitted in this district.

(2) Location of RS-20 Districts.

New RS-20 districts are most appropriately located adjacent to existing RS-20 districts, adjacent to county residential districts, in areas in transition between denser residential neighborhoods and less dense neighborhoods, or in areas where the future land use map indicates would be appropriate for low density single-family residential uses. RS-20 districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

(3) Uses Allowed in the RS-20 Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the RS-20 Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

(b) RS-15, Suburban Residential Single-Family Dwelling District - Medium Density.

(1) General Purpose and Description.

The RS-15, Suburban Single-Family Dwelling District - Medium Density, is a district for low density single-family dwellings and related recreational, religious and

educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Allowed uses are required to utilize public water and sewer infrastructure. Low density residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses.

(2) Location of RS-15 Districts.

New RS-15 districts are most appropriately located adjacent to existing RS-15 districts, in areas in transition between denser residential neighborhoods and less dense neighborhoods, or in areas where the future land use map indicates would be appropriate for low density single-family residential uses. RS-15 districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

(3) Uses Allowed in the RS-15 Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the RS-15 Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and on Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

(c) RU-7, Urban Residential Single-Family Dwelling District - High Density.

(1) General Purpose and Description.

The RU-7, Urban Residential Single-Family Dwelling District - High Density district provides for higher density residential development designed to allow more walkable neighborhoods. The principal uses of land in this district are single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Allowed uses are required to utilize public water and sewer infrastructure. High density residential areas shall be protected from low intensity non-residential development and from the encroachment of incompatible uses.

(2) Location of RU-7 Districts.

New RU-7 districts are most appropriately located adjacent to existing RU-7 districts, in areas in transition between denser residential neighborhoods and less dense neighborhoods, or in areas where the future land use map indicates would be appropriate for medium density residential uses. RU-7 districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

(3) Uses Allowed in the RU-7 Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the RU-7 Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

(d) RU-I, Urban Residential Dwelling District – Historical and Infill.

(1) General Purpose and Description.

- a. The RU-I, Urban Residential Dwelling District—Historical and Infill district provides for higher density residential development in the historical residential areas of the City of Newnan. The principal uses of land in this district are single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Allowed uses are required to utilize public water and sewer infrastructure. High density residential areas shall be protected from low intensity non-residential development and from the encroachment of incompatible uses.
- b. RU-I districts are designed to maintain neighborhood stability by permitting development on a lot by lot basis. Each request to develop in this district shall be given individual consideration in regard to setbacks and other dimensional requirements to ensure that infill and replacement dwellings are compatible with the dimensions of the adjacent dwellings, the block, and the neighborhood. The Planning and Zoning Department will review and approve site and elevation plans for such projects.

(2) Location of RU-I Districts.

New RU-I districts are most appropriately located adjacent to existing RU-I districts, in areas already developed where infill housing would be the predominant means of adding to the housing stock, or in areas where the future land use map indicates would be appropriate for infill or historically complementary residential uses. RU-I districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

(3) Uses Allowed in the RU-I Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.

- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.
- (4) Special Provisions Applicable in the RU-I Zoning District.
- a. Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.
 - b. The applicant for a development within the RU-I district shall meet with the Planning and Zoning Department prior to the submittal of a preliminary plat or site plan to discuss the following dimensional requirements:
 - 1. Lot Size.

Shall be determined by calculating the average of platted lots existing on the block. Individual infill lots shall be developable as per the "Nonconforming Lots" section in the Adoption, Purpose and Applicability Article.
 - 2. Density.

Varies based on required lot size. Density shall be determined when lot sizes are established.
 - 3. Setbacks.

Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception. Non-conforming lots shall meet the above requirements as closely as possible and seek variances for remaining non-conformities.
 - 4. Minimum Building Line Width.

Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception. Non-conforming lots shall meet with these requirements as closely as possible and seek variances for non-conformity.
 - 5. Minimum Lot Frontage.

Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception. Non-conforming lots shall meet with these requirements as closely as possible and seek variances for non-conformity.
 - 6. Minimum Lot Depth.

Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception. Non-conforming lots shall meet with these requirements as closely as possible and seek variances for non-conformity.

7. Principal Building Height.

Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception.

8. Minimum Building Size.

Shall be determined by the average of adjacent units or by the block average if adjacent units are not present or are the exception.

- c. Those dimensions determined at this meeting under subsection b. above shall be provided as part of the plat or site plan. The applicant shall be responsible for researching existing conditions and providing the City with the information required by this Section. Subdivision or site plan review approval shall be initiated through the Planning and Zoning Department prior to seeking building or other land disturbance permits.

(e) RML, Residential Multiple Family Dwelling – Lower Density District.

(1) General Purpose and Description.

The RML, Residential Multiple Family Dwelling-Lower Density District, is intended to provide for medium density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, ranging from manufactured homes to low-rise multiple-family dwellings, and including two-family dwellings, garden apartments, apartment buildings, condominiums and townhouses. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area. Allowed uses are required to utilize public water and sewer infrastructure. RML, Residential Multiple Family Dwelling District – Lower Density District, functions as a buffer or transition between major streets, or commercial or higher density residential areas.

(2) Location of RML Districts.

New RML districts are most appropriately located adjacent to existing RML districts, in areas in transition between denser residential neighborhoods and commercial development, or in areas where the future land use map indicates would be appropriate for high density residential uses. RML districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

(3) Uses Allowed in the RML Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.

- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.
- (4) Special Provisions Applicable in the RML Zoning District.
 - a. Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.
 - b. The following road and street frontage requirements shall apply: Frontage permitted on Classes II, III, IV, V, VI and VII. Access to multifamily development shall be via an arterial road, subcollector, parkway, collector, nonresidential collector or industrial.
 - c. The following sidewalk requirements shall apply: Sidewalks shall be required for all multifamily developments in accordance with the City's Sidewalk Regulations. Such developments, to justify and take advantage of the density developed, shall provide both an internal pedestrian circulation system and sidewalks along exterior road frontages. Both pedestrian elements shall connect to each other.
- (5) Special Provisions Applicable in the RML Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.
- (f) RMH, Residential Multiple Family Dwelling – Higher Density District.
 - (1) General Purpose and Description.

The RMH, Residential Multiple Family Dwelling-Higher Density District, is intended to provide for higher density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, ranging from manufactured homes to low-rise multiple-family dwellings, and including two-family dwellings, garden apartments, apartment buildings, condominiums and townhouses. Allowed uses are required to utilize public water and sewer infrastructure. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area.
 - (2) Location of RMH Districts.

New RMH districts are most appropriately located adjacent to existing RMH districts, in areas in transition between denser residential neighborhoods and commercial development, or in areas where the future land use map indicates would be appropriate for high density residential uses. RMH districts should be

located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

- (3) Uses Allowed in the RMH Zoning District.
 - a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
 - b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.
- (4) Special Provisions Applicable in the RMH Zoning District.
 - a. Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.
 - b. Frontage and sidewalk requirements shall adhere to the “Special Provisions Applicable in the RML Zoning District” requirements.

Sec. 2-13. - Commercial Districts

- (a) OI-1, Low Density Office and Institutional District.

- (1) General Purpose and Description.

The OI-1 district is intended to encourage and permit low density general professional and business offices of high development quality and appearance, in attractive landscaped surroundings, and on small sites. The design of OI-1 development should be compatible with and complementary to adjacent residential development. Allowed uses are required to utilize public water and sewer infrastructure.

- (2) Location of OI-1 Districts.

This district should generally be located in areas that are, because of location and trends, suitable for development of office uses compatible with neighborhood commercial uses. This district is ideally located in transitional areas between commercial and residential development. OI-1 districts should be located centered at intersections of streets and along collector and minor or major arterial roads.

- (3) Uses Allowed in the OI-1 Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
 - b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

- (4) Special Provisions Applicable in the OI-1 Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

(b) OI-2, High Density Office and Institutional District.

(1) General Purpose and Description.

The OI-2 district is intended to encourage and permit higher density general professional and business offices of high site quality and appearance in attractive landscaped surroundings. Also, higher educational institutions and public facilities are associated with this district. Allowed uses are required to utilize public water and sewer infrastructure.

(2) Location of OI-2 Districts.

This district should generally be located in areas abutting major arterial streets that are, because of location and trends, suitable for development of higher density office uses that are compatible with higher density commercial uses. New OI-2 districts are most appropriately located adjacent to existing OI-2 districts and between higher density commercial districts and uses and lower impact districts. OI-2 districts should be located centered at intersections of streets and along major arterial roads.

(3) Uses Allowed in the OI-2 Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the OI-2 Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

(c) CUN, Urban Neighborhood Commercial District Regulations.

(1) General Purpose and Description.

The CUN, Urban Neighborhood Commercial District, is intended for unified grouping, in one or more buildings, of several, typically between 2 and 10, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent urban residential neighborhoods. Gross commercial floor area in a neighborhood center typically ranges from 4,000 to 30,000 square feet, and land area consists of 1 to 5 acres in size. It is intended that the neighborhood commercial center is developed as one or several compatible units with on-street parking predominant. This district is located next to several residential neighborhoods, ideally at the intersection of 2 or more arterial

or major streets. Development of a neighborhood commercial center requires approval of a development site plan by the City Council, after recommendation from the Planning Commission. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is pedestrian-oriented and buildings with a storefront character are required. Allowed uses are required to utilize public water and sewer infrastructure.

(2) Location of CUN Districts.

New CUN districts shall be located adjacent to existing CUN districts or adjacent to the neighborhoods in which they serve. CUN districts shall buffer the neighborhood from other commercial districts. CUN districts should be located centered at intersections of streets, along major arterial roads, and be accessible to the neighborhood being served via sidewalks or other pedestrian paths.

(3) Uses Allowed in the CUN Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the CUN Zoning District.

- a. Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.
- b. Apartments above commercial storefronts may be allowed according to the provisions of Article 3 of this Ordinance.
- c. Tenant spaces shall be limited in size as specified in the definition for Neighborhood Commercial Uses, set forth in the Interpretation and Definitions Article of this Ordinance.
- d. Street Presence and Storefront Development: All new development in the CUN district shall utilize the storefront development pattern or provide a building façade and sidewalk along the street right-of-way. Such a façade shall also meet the “Ground Floor Window Standards” requirements in the Standards for Non-Residential Uses Section in Article 3. No front yard off-street parking is permitted in the CUN district.

(d) CCS, Community Shopping Center District Regulations.

(1) General Purpose and Description.

The CCS zoning district is created to permit the development of neighborhood, community, and regional shopping centers in scale with surrounding market areas, at locations recommended in the City of Newnan Comprehensive Plan. These

shopping centers shall serve areas not already conveniently and adequately provided with commercial and service facilities of the kind proposed. It is intended to permit the establishment of such districts with carefully organized buildings, service areas, parking areas and landscaped open space; with design features which reduce traffic; and with design, landscaping and buffers which protect property values in surrounding neighborhoods. Community Shopping Center districts shall provide a broad range of facilities and services appropriate to the general need of the area served. Within the broad classification of Community Shopping Center, several separate types of shopping centers are identified. The type of center appropriate to any specific location shall be determined by the market served; the proximity and access provided to residential districts; and consistency with the Comprehensive Plan. Allowed uses are required to utilize public water and sewer infrastructure.

(2) Location of CCS Districts.

The location of a CCS district is based on the type of center as provided below but generally at the intersection of two or more major streets. Development of a Community Shopping Center requires approval of a development site plan by the City Council, after recommendation from the Planning Commission.

(3) Types of CCS Districts.

a. CCS-NC, Neighborhood Center.

The CCS-NC district is established to permit the development of small scale commercial centers which serve the convenience needs of residential neighborhoods immediately adjacent to or within walking distance of the center. Neighborhood centers shall be located on local access or two lane minor collector roads, and shall be designed, landscaped and buffered so as to be compatible with neighboring development. When mapped, each district shall be a minimum of 1.5 acres and a maximum of 6 acres in area.

b. CCS-CC, Community Center.

The CCS-CC district is established to permit the development of commercial centers which serve the retail shopping needs of the surrounding community. Community centers are centrally located on collector roads within a 10-minute drive to the community it is intended to serve. Such centers shall be sited so as to complement the character of the surrounding community, to include appropriate pedestrian linkages with adjacent land uses, and shall be designed, landscaped and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of 6 acres and a maximum of 20 acres in area.

c. CCS-RC, Regional Center.

The CCS-RC district is established to permit by special exception the development of regional centers consisting of individual large and small scale

commercial uses selling a broad range of goods or services to a market area beyond the local community. Specialty centers shall be located with controlled access to major collector roads and will be designed, landscaped, and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of 20 acres and a maximum of 60 acres. Notwithstanding anything contained in this Ordinance to the contrary, this special exception shall be heard by the City Council in accordance with the procedures set forth the Procedures and Permits Article.

d. CCS-SC, Super Regional Center.

The CCS-SC district is established to permit by special exception the development of very large scale commercial centers which provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market. Transportation facilities, public services, and site design shall be carefully planned so as to insure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area. This district may be mapped in specific locations provided in the Comprehensive Plan. When sited, this district shall be located with controlled access to arterial roads, and shall be a minimum of 60 acres. Notwithstanding anything contained in this Ordinance to the contrary, this special exception shall be heard by the City Council in accordance with the procedures set forth in the Procedures and Permits Article.

(4) Uses Allowed in the CCS Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(5) Special Provisions Applicable in the CCS Zoning District.

- a. Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance. In addition, as an accessory use, parking garages or areas for commuter parking may be allowed, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in the Parking and Loading Requirements Article. Accessory structures, and uses other than for commuters, shall be allowed only where said uses and structures are customarily accessory and clearly incidental and subordinate to the allowed principal use and structures.
- b. Pedestrian Access.
 - 1. Pedestrian Circulation Plan- Each commercial center shall provide a pedestrian circulation plan identifying improvements that minimize conflict between pedestrians and moving motor vehicles, channels

pedestrian flows to crossing areas and delineates paths across major cartways via striping and signage, and connects internal pedestrian walkways to existing walkways and/or makes provision for connecting to future site walkways.

2. Neighborhood Center—Walkways shall provide a convenient and safe access to surrounding residential neighborhoods, stores and shops.
3. Community Center—Walkways shall provide convenient and safe access from adjacent residential or commercial areas to the center.
4. Small Regional and Regional Center—Each center shall provide a pedestrian circulation plan that includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas to shopping areas.

c. Landscaped Open Space.

Minimum landscaped open space shall not be less than 0.20 times (20% of) the buildable area of the commercial center.

d. Site Planning, External Relationships.

Commercial and service uses and structures, and their parking areas, shall be oriented toward existing and planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.

1. Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses. It shall also be used to soften the site, provide shade and water absorption in parking areas, and other purposes.
2. At principal vehicular access points, service drives, and turn-out lanes, traffic separation devices and merging lanes, may be required based on the anticipated flow of traffic. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.

e. Site Planning, Internal Relationships.

Commercial buildings shall be so grouped in relation to parking areas that after customers arriving by automobile enter the center, establishments can be visited with a minimum of internal automotive movement. Facilities and access routes for shopping center deliveries, servicing and maintenance shall, so far as reasonably practicable, be separated from customer access routes

and parking areas. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles, shall be so located and arranged as to minimize interference with pedestrian traffic within the center.

1. All utility distribution lines located on CCS-designated land shall be placed underground.
2. Commercial and service uses and structures, and their parking areas, shall be oriented toward existing and planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.
3. Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.
4. At principal vehicular access points, service drives, turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.

f. Outdoor Storage.

Outdoor storage of waste materials, and any other type of equipment and supplies, shall be buffered and screened on the periphery of the storage area.

(e) CBD, Central Business District.

(1) General Purpose and Description.

The CBD, Central Business District, is intended to accommodate the commercial, office, service, residential, public activities and uses commonly found in a central business district. There shall be only one contiguous CBD, Central Business District.

(2) Location of CBD District.

The CBD district is a single-location district centered on the Coweta County Courthouse Square. This district may be extended only in a manner that does not encroach upon or endanger the viability of existing noncommercial uses.

(3) Uses Allowed in the CBD Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the CBD Zoning District.

- a. Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance. In addition, apartments above commercial storefronts may be allowed according to the provisions of Article 3 of this Ordinance.
- b. Street Presence and Storefront Development. All new development in the CBD district shall utilize the storefront development pattern or provide a building façade and sidewalk along the street right-of-way. Such a façade shall also meet the “Ground Floor Window Standards” requirements in the Standards for Non-Residential Uses Section in Article 3.
- c. No new front yard off-street parking is allowed in the CBD district.

(f) CGN, General Commercial District.

(1) General Purpose and Description.

The CGN, General Commercial District, is intended for the conduct of community-wide personal and business services, specialty shops, and general highway commercial development. The need for community-wide accessibility dictates that this district is located ideally at the intersection of two or more streets or along selected major streets designated for strip commercial development. Minimum lot width, depth, area, and yard requirements, buffer strips, and landscaping have been established to reduce the negative impact with typical commercial development. Allowed uses are required to utilize public water and sewer infrastructure.

(2) Location of CGN Districts.

New CGN districts are most appropriately located adjacent to existing CGN districts between other commercial districts and uses and other lower impact districts. CGN districts should be located centered at intersections of streets, along major arterial roads, and well served by major through transportation routes.

(3) Uses Allowed in the CGN Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the CGN Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

(g) CHV, Heavy Commercial Districts.

(1) General Purpose and Description.

The CHV, Heavy Commercial District, is designed for intensive commercial uses such as heavy automobile repair, contractors storage, and truck rental and sales and those selected manufacturing uses that are compatible with such commercial development. The permitted manufacturing uses are either free of objectionable influences in their operations and appearance or can eliminate or control objectionable characteristics by landscaping, screening, and other abatement devices. Allowed uses are required to utilize public water and sewer infrastructure.

(2) Location of CHV District.

Because most of the uses in the CHV, Heavy Commercial District, often require direct access to major streets and rail facilities, this district should be located near major transportation routes. CHV zones should be used as a buffer or transition between industrial development and commercial or multifamily residential development.

(3) Uses Allowed in the CHV Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the CHV Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

Sec. 2-14. - Industrial Districts.

(a) ILT, Light Industrial District Regulations.

(1) General Purpose and Description.

The ILT, Light Industrial District, is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations that do not depend primarily on frequent personal visits of customers or clients, but that may require good accessibility to major rail or highways. This district is designed to upgrade industrial development standards, prevent industrial blight, and protect light industrial development from incompatible residential, commercial or heavy industrial uses. This district should function as a buffer or transition between heavy industrial development and commercial development. Allowed uses are required to utilize public water and sewer infrastructure.

(2) Location of ILT Districts.

New ILT districts are most appropriately located adjacent to existing ILT districts between commercial districts/uses and lower impact districts. ILT districts should be located along minor or major arterial roads.

(3) Uses Allowed in the ILT Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the ILT Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

(b) IHV, Heavy Industrial District.

(1) General Purpose and Description.

- a. The IHV, Heavy Industrial District, is intended to provide for heavy industrial uses and other uses not otherwise provided for in the other districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts and most commercial districts wherever possible.
- b. Allowed uses are required to utilize public water and sewer infrastructure.

(2) Location of IHV Districts.

New IHV districts are most appropriately located adjacent to existing IHV districts between light industrial districts/uses and lower impact districts. IHV districts should be located along minor or major arterial roads.

(3) Uses Allowed in the IHV Zoning District.

- a. Principal uses that are allowed by right or by special exception approval are listed on Table 2-B.
- b. Accessory uses that are allowed by right or by special exception approval are listed on Table 2-C.

(4) Special Provisions Applicable in the IHV Zoning District.

Restrictions that apply to particular uses allowed by right or special exception approval are referenced on Table 2-B and Table 2-C and are contained in Article 3 or other referenced articles of this Zoning Ordinance.

(c) PIP, Planned Industrial Park District.

(1) General Purpose and Description.

The PIP, Planned Industrial Park District, is intended to provide for planned, orderly, and efficient improvement of industrial properties in a campus-style development

that supports clean industry, such as business/technology parks, research and development centers, laboratories, data centers, business incubator centers, biotech facilities, and warehouse flex space. The master planning process allows for flexibility to meet the changing condition of economic development, while maintaining the health and safety of the city by applying environmental and design standards. Allowed uses are required to utilize public water and sewer infrastructure.

(2) Location of PIP District.

New PIP districts are most appropriately located in areas with convenient access to arterial streets and preferably with access to rail lines. Furthermore, Planned Industrial Parks shall be planned appropriately and located in areas of compatible land uses so as not to create noise, sight, or air pollution.

(3) Uses Allowed in the PIP Zoning District.

Allowed uses are established through approval of the master-planned development. See the Master Planned Developments Article of this Zoning Ordinance for details.

Sec. 2-15. - Mixed Use Districts.

(a) MXD, Mixed Use Development District.

(1) General Purpose and Description.

The overall purpose of the MXD, Mixed Use District, is to allow and encourage flexibility and creativity in the design and development of comprehensively planned, mixed-use centers. It is intended that this zone provide a more adaptable approach to the comprehensive design and development of mixed-use centers than the procedures and regulations applicable under other various conventional zoning categories and planned development zones. In so doing, it is intended that this zoning category be utilized to implement existing public plans and pertinent City policies in a manner and to a degree more closely compatible with said City plans and policies than may be possible under other zoning categories. The specific purposes of this zone are:

- a. To encourage residential uses in conjunction with commercial and other compatible activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic.
- b. Residential, commercial, and other non-residential uses shall be provided in such a manner as to be codependant, functionally integrated, and complementary of each other rather than random, non-integrated, and having non-associative elements.
- c. To encourage orderly, staged development of large-scale, comprehensively planned mixed-use developments by providing procedures for the submission

of a concept plan for an entire site and subsequent development plans for each stage of development, as identified on the concept plan.

- d. To provide, where appropriate, higher density residential uses integrated into the overall mixed-use development.
- e. To ensure compatibility of the proposed land uses with surrounding uses by incorporating higher standards of project and site planning than could be accomplished under conventional zoning categories.
- f. To strengthen the City's economic base and to provide proximate linkages between employment opportunities and housing.
- g. To encourage and provide for open space not only for use as setbacks and yards surrounding structures and related walkways, but also conveniently located with respect to points of residential and commercial and/or industrial concentration so as to function for the general benefit of the community and public at large as places for relaxation, recreation, and social activity. It is also intended that open space and amenities be located so as to achieve the physical and aesthetic integration of the uses and activities within each development. In addition, structured parking within mixed-use planned developments is encouraged to help achieve the open space and amenities objectives of the zone. Where surface parking is necessary, the purposes of this zone may be achieved by the provision of additional landscaping.
- h. To encourage and provide for the development of comprehensive nonvehicular circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and industrial areas, and public facilities.
- i. To promote development that is compatible and complementary in design to the traditional style of building in the City of Newnan, and that establishes a pedestrian-oriented development.
- j. To encourage and provide for efficient use of energy resources.
- k. To promote the adaptive reuse of older structures for the purpose of stabilizing and improving property values, to encourage neighborhood conservation, to foster civic pride in the beauty and accomplishments of the past; to protect and enhance the City's attractions to tourists and visitors, to strengthen and help diversify the economy of the City, and to promote the use of historical-cultural landmarks for education, pleasure and welfare of the community.

(2) Location of MXD District.

MXD districts are most appropriately located in developed urban areas or in areas of transition between less and more intense land uses where they can serve as a buffer between such land uses.

(3) Uses Allowed in the MXD Zoning Districts.

Allowed uses are established through approval of the Master Concept Plan. See the Master Planned Developments Article of this Zoning Ordinance for details.

DIVISION III - OTHER DISTRICTS

Sec. 2-16. - Overlay Districts.

In specific areas covered by an overlay district, the overlay district imposes restrictions on uses not noted on the use tables in this Article (Table 2-B and Table 2-C). The specifics of each overlay district must be consulted as applicable to a particular property or area.

- (a) CS, Conservation Subdivision District: See Master Planned Developments Article.
- (b) HST, Historic Preservation Overlay District: See Design Review Standards and Procedures Article.
- (c) OCR, Open Space, Conservation, and Recreation District: See Environmental Protection Article.
- (d) WET, Wetlands Protection District: See Environmental Protection Article.
- (e) GRA, Groundwater Recharge Area Protection District: See Environmental Protection Article.
- (f) WSW, Water Supply Watershed Protection District: See Environmental Protection Article.
- (g) HRDO, Historic Residential Overlay District: See Design Review Standards and Procedures Article.
- (h) DDO, Downtown Design Overlay District: See Design Review Standards and Procedures Article.
- (i) QDC, Quality Development Corridor Overlay District: See Design Review Standards and Procedures Article.
- (j) BEQ, Building Exterior Quality Design Overlay District: See Design Review Standards and Procedures Article.
- (k) LFR, Lower Fayetteville Road Commercial Landscape Corridor Overlay District: See Design Review Standards and Procedures Article.

Sec. 2-17. - Residual Zoning Districts.

(a) RU-2, Townhouse Residential Dwelling District.

(1) General Purpose and Description.

The RU-2 district is a residual district which shall no longer allow new designation through rezoning. The primary purpose of this section is to administer the

completion of existing RU-2 zoned properties and projects. The intent of this district is to provide standards for townhouse dwellings which will:

- a. Encourage the provision of functional open space and recreation areas where feasible.
- b. Be located primarily in areas near or adjacent to other residential districts and uses.
- c. Be situated so as to provide a transition in density between single-family, two-family, and higher density residential districts and uses.
- d. Provide a neighborhood orientation and include such features such as sidewalks, alleys, rear and/or street parking, street trees, and shallow setbacks that facilitate said orientation.
- e. Be located near such services as neighborhood retail uses and transportation facilities such as arterial and collector streets.
- f. Encourage home ownership and owner-occupancy.

(2) Dwelling configurations include:

- a. Single-family detached homes (including zero lot line configuration).
- b. Two-family homes.
- c. Duplex dwellings (condominium ownership only).
- d. Townhouses (condominium and fee simple only).

(3) Location of RU-2 Districts.

No new RU-2 districts shall be created. RU-2 is a residual district designation whereby lands already zoned RU-2 may carry out their approved development plan or modify their project based on the provisions of this Article.

(4) Infrastructure Requirements.

- a. Public Water: Required.
- b. Public Sewer: Required.
- c. Off-Street Parking: See Parking and Loading Requirements Article.
- d. On-Street Parking: Permitted.

(b) OSD-2, Urban Open Space and Conservation District.

See Master Planned Developments Article.

(c) PDC and PDO, Planned Development Districts (PD).

See Master Planned Developments Article.

Sec. 2-18. - Developments of Regional Impact.

Developments listed as "Developments of Regional Impact" in the Application Submittal Requirements Section in Division II of the Procedures and Permits Article shall be allowed only after approval by the City Council, in accordance with the procedures for hearing special exceptions in said Article.

(a) CCS-RC, Regional Center.

This district is established to permit by special exception the development of regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to a market area beyond the local community. Specialty centers shall be located with controlled access to major collector roads and will be designed, landscaped, and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of 20 acres and a maximum of 60 acres.

(b) CCS-SC, Super Regional Center.

This district is established to permit by special exception the development of very large scale commercial centers which provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market. Transportation facilities, public services, and site design shall be carefully planned so as to insure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area. This district may be mapped in specific locations provided in the Comprehensive Plan. When mapped, this district shall be located with controlled access to arterial roads, and shall be a minimum 60 acres.

DIVISION IV – USES ALLOWED IN EACH DISTRICT

This section identifies the uses that are allowed by right or by special exception approval in each of the zoning districts, and uses to which certain restrictions apply.

Sec. 2-19. - Chart of Uses.

This section lists by the following matrix chart the uses allowed by right and by special exception approval in each zoning district, as described herein:

- (a) An "A" means that the use is automatically allowed in the zoning district listed by the abbreviation at the top of the column. A listed allowed use is one which is allowed in the zone without any restrictions.
- (b) An "A/R" means the use is allowed in the zoning district upon meeting requirements that are specified in this Zoning Ordinance (see also Sec. 2-22).
- (c) An "S" means that the use is allowed only by special exception approval. A listed special exception use is one which may be granted only when certain conditions are met in accordance with the special exception process described in the Procedures and Permits Article. Additional restrictions may also apply, as noted in the chart of uses.

- (d) A space with a dash "--" indicates that the use is not allowed under any circumstances.

Sec. 2-20. - Allowed Principal, Accessory and Temporary Uses.

- (a) A *Principal Use* is the specific, primary purpose for which land or a building is used.
- (b) An *Accessory Use* is a use that is allowed on a property in conjunction with a principal use. An accessory use is incidental to the principal use and would not exist independent of the principal use.
- (c) A *Temporary Use* is a use having a specific duration or the end of which is related to a specific action, usually lasting for only a few days or months at a time.
- (d) Principal uses that are allowed by right or allowed only by special exception approval in each zoning district are shown on the following Table 2-B Principal Uses Allowed by Zoning District. Accessory and temporary uses that are allowed in conjunction with a principal use are shown on Table 2-C Accessory and Temporary Uses Allowed by Zoning District.

Sec. 2-21. - Special Exception Uses.

Principal and accessory uses that are special exception uses may be granted subject to special exception approval procedures as set forth in the Procedures and Permits Article of this Zoning Ordinance.

Sec. 2-22. - Restrictions on Particular Uses.

- (a) Restrictions that apply to certain principal and accessory uses are listed in the Restrictions on Particular Uses Article of this Code (Article 3).
- (b) The restrictions also apply to special exception uses unless specifically waived or modified as a stipulation of special exception approval.
- (c) For those uses that have specific restrictions associated with them, a reference is given on Table 2-B and Table 2-C to the pertinent Section in Article 3.
- (d) Any provisions of Article 3 in this Zoning Ordinance that apply to development in general, however, are not indicated in either Table 2-B or Table 2-C.

Sec. 2-23. - Prohibited Uses.

- (a) Any principal use not shown on the following Table 2-B as allowed in a zoning district, whether by right or with approval as a special exception use, is specifically prohibited.
- (b) Any accessory use not shown on the following Table 2-C as allowed in a zoning district, whether by right or with approval as a special exception use, is specifically prohibited.
- (c) Any temporary use not shown on the following Table 2-C as allowed in a zoning district is specifically prohibited.

- (d) See also the Prohibited Uses Division in Article 3.

Sec. 2-24. - Interpretation of Uses.

Some degree of interpretation will occasionally be required. It is not possible to list each and every variation or name of a given use.

- (a) In addition to other generally accepted references and resources, the *North American Industrial Classification System* (NAICS), published by the U.S. Department of Commerce (2012 or latest edition), may be referred to in order to interpret the definition of uses listed on Table 2-B and Table 2-C and to identify similar uses that may be allowed along with each listed use. The NAICS is to be used for reference and interpretation only; it is not adopted as part of this Code.
- (b) In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the purpose of the zoning district as stated in this Article, both the common and dictionary definitions of the use, and the array of listed uses that are allowed in the district as to their character and intensity.

Table 2-B organizes the various principal uses under the following headings:

- Residential Uses
- Agricultural Uses
- Administrative and Professional Offices
- Commercial Services
- Public and Institutional Uses
- Retail Trade
- Arts, Entertainment and Recreation Facilities
- Industrial Uses
- Transportation, Communications and Utilities

Table 2-C presents the various accessory and temporary uses allowed in each zoning district.

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
1.000 Residential Uses																						
1.100 Single-Family Residences																						
Single-family detached: Site-Built or Modular Home	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--		
Single-family detached: Manufactured Home	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--		
Single-family detached: Zero lot line residence	--	--	A	--	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	--		
Ground Floor Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--		
Townhouse	--	--	A	A	A	A	A	A	--	--	--	--	--	--	--	S	--	--	--	--	3-7	
1.200 Two-Family Residences																						
Duplex	--	--	--	S	S	A	A	A	--	--	--	--	--	--	--	--	--	--	--	--		
1.300 Multifamily Residences																						
Triplex and Quadplex	--	--	--	--	S	A	A	A	--	--	--	--	--	--	--	--	--	--	--	--		
Apartment	--	--	--	--	--	A	A	A/R	--	--	--	--	--	--	--	--	--	--	--	--		
Apartments above commercial properties	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	A/R	S	--	--	--	3-73	
1.400 Group Living Uses																						
Dormitories, fraternity houses, and sorority houses	--	S	S	--	--	A/R	A/R	--	--	--	--	--	--	--	--	--	--	--	--	--	3-38	
Rooming or boarding houses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Adult assisted living facilities (Class I)	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	--	3-79	
Adult assisted living facilities (Class II)	--	--	--	--	--	--	--	S	S	S	--	--	S	--	S	--	--	--	--	--	3-79	
Adult assisted living facilities (Class III)	--	--	--	--	--	--	--	S	S	S	S	S	S	--	S	S	--	--	--	--	3-79	
Adult assisted living facilities (Class IV)	--	--	--	--	--	S	S	S	S	S	S	S	S	--	S	S	--	--	--	--	3-79	
Retirement Community – Independent	--	--	S	--	S	S	S	A/R	S	S	--	--	--	--	--	--	--	--	--	--	3-79	
Retirement Community – Dependent	--	--	S	--	S	S	S	A/R	S	S	S	--	S	--	--	--	--	--	--	--	3-79	
Nursing Home (Class II & III)	--	--	--	--	--	--	--	S	S	S	S	S	S	--	--	S	S	--	--	--	3-79	
Nursing Home (Class IV)	--	--	--	--	--	S	S	S	S	S	S	S	S	--	--	S	S	--	--	--	3-30	
Juvenile detention home (Class I)	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	--	--	--	3-81	

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Juvenile detention home (Class II, III & IV)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3-80	
Family-based group homes for the developmentally disabled, Class I		S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-81	
Family-based group homes for the developmentally disabled, Class II		--	--	--	--	--	--	--	--	S	S	S	S	S	--	--	--	--	--	--	3-81	
Assisted living facility for the developmentally disabled, Class III		--	--	--	--	--	--	--	--	S	S	S	--	S	--	--	--	--	--	--	3-81	
Assisted living facility for the developmentally disabled, Class IV		--	--	--	--	--	S	S	--	S	S	S	--	S	--	--	--	--	--	--	3-81	
Residential mental health and substance abuse facilities, Class I		--	--	--	--	--	--	--	--	S	S	--	--	S	--	S	--	S	--	--	3-81	
Residential mental health and substance abuse facilities, Class II		--	--	--	--	--	--	--	--	S	S	--	--	S	--	S	--	S	S	S	3-81	
Residential mental health and substance abuse facilities, Class III		--	--	--	--	--	--	--	--	S	S	S	--	S	--	S	--	S	S	S	3-81	
Residential mental health and substance abuse facilities, Class IV		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Patients family home		S	S	S	S	S	S	S	S	S	S	--	S	S	--	S	--	--	--	--	3-82	
Facilities for Adult Offenders – (including Halfway Houses)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3-82	
Hospice care facility, Class I		S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-82	
Hospice care facility, Class II		--	--	--	--	--	S	S	S	S	S	--	--	S	--	--	--	--	--	--	3-82	
Hospice care facility, Class III		--	--	--	--	--	S	S	S	S	S	S	--	S	--	--	--	--	--	--	3-82	
Hospice care facility, Class IV		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3-82	
Transitional shelter (Class I & II)		--	--	--	--	--	--	--	--	S	--	--	--	S	--	--	--	S	--	--	3-82	
Transitional Shelter (Class III & IV)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Personal care group home (Class I)		S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-82	
Personal care group home (Class II)		--	--	--	--	--	--	--	--	--	S	S	S	S	--	--	--	--	--	--	3-82	
Personal care group home (Class III & IV)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3-82	
2.000 Agricultural Uses																						
2.100 Crop Production		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
2.200	Animal Production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
	Kennels, boarding and/or breeding, animal shelters, and the raising of non-domestic or wild and exotic animals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
2.200	Forestry and Logging	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
2.300	Fishing, Hunting & Trapping	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
2.400	Support Activities for Agriculture & Forestry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
	Office-based support services for crop or animal production	--	--	--	--	--	--	--	--	A	A	A	A	--	A	A	A	A	A	A		
	Other support services for crop production	--	--	--	--	--	--	--	--	A	A	A	A	--	A	A	A	A	A	A		
	Pest Control and Exterminating Services	--	--	--	--	--	--	--	--	A	A	A	A	--	A	A	A	A	A	A		
3.000	Administrative and Professional Office Uses																					
3.100	Professional Offices																					
	Accounting, tax preparation, bookkeeping, and payroll services including auditing	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
	Animal hospitals	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	A	A	A	3-18	
	Architectural, engineering, planning consulting, specialized design (including drafting), & related services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
	Art studios, commercial and graphic design	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
	Auto Broker-No outside display of vehicles	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A	A	A	A	A	A	A	A	A	A	A		
	Computer system design and related services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
	Interior design services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
	Legal services, including attorneys and legal aid services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
	Management of companies and enterprises	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
3.200	Publishing and Information Technology																					
	Cable networks and program distribution	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
	Motion picture, video, and sound recording industries	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
	News syndicates	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
	Publishers (newspaper, periodical, book, database, software)	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
3.300 Credit and Financial Offices																						
Credit intermediation and related activities	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Funds, trusts, and other financial vehicles	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Holding offices	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Investment offices	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Securities, commodity contracts, and other intermediation and related activities	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
3.400 Medical Offices																						
Medical offices of dentists, physicians, and other health practitioners	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Medical, dental, and diagnostic laboratories	--	--	--	--	--	--	--	--	--	S	S	S	A	S	S	S	S	S	A	A		
4.000 Commercial Services																						
4.100 Advertising, Public Relations and Related Services																						
Advertising and related services	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Agents and managers for artists, athletes, and other public figures	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Direct mail advertising services	--	--	--	--	--	--	--	--	--	A	A	A	A	S	A	A	A	A	A	A		
Promoters of arts, sports, and similar events	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Public relations services	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Radio, television, and publishers advertising representatives	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
4.200 Business Support Services																						
Adjustment and collection agencies	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Business service centers (including mailing center, photocopying shops, etc.)	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Miscellaneous business services	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
4.300 Other Business Services																						
Conference or training center	--	--	--	--	--	--	--	--	--	S	A/R	A/R	--	--	A/R	A/R	A/R	A/R	A/R	A/R	3-36	
Convention, meeting, and banquet facilities	--	--	--	--	--	--	--	--	--	A	A	A	--	--	A	A	A	A	A	A		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Detective, guard, and armored car services, no armored car parking		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Employment services		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Facilities support services		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Investigation and security services		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Office administrative services		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Photographic studios, portrait		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Photography, commercial		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Secretarial and court reporting services		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Travel arrangement and reservation services		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
4.400 Finance, Insurance and Real Estate Services																						
Bank or other depository financial institution, excluding drive-through facilities		--	--	--	--	--	--	--	--	A	A	A	S	A	A	A	A	A	A	A		
Bank or other depository financial institution, including drive-through facilities		--	--	--	--	--	--	--	--	A	S	S	S	S	A	A	A	A	A	A		
Insurance agents, brokers, carriers and other insurance related activities		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Non-depository credit institutions		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Non-financial assets, owners and lessors of		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Real estate services		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Barber and beauty shops		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Health, athletic, and physical fitness centers		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Nail salon		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Palm reader, astrologist, and fortune tellers		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Personal services, miscellaneous		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Tanning parlor		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Tattoo parlor		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--		
4.600 Dry-Cleaning and Laundry Services																						

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Laundry and dry cleaning establishments		--	--	--	--	--	--	--	--	S	--	--	--	--	A	A	A	A	A	A		
Laundry and dry cleaning pick-up establishments (no on-site plant)		--	--	--	--	--	--	--	--	S	--	--	--	A	A	A	A	A	A	A		✓
4.700 Other Personal Services																						
Automobile parking lots and structures primary use		--	--	--	--	--	--	--	--	S	S	S	--	S	S	S	S	S	S	S		
Bail bonding		--	--	--	--	--	--	--	--	A	--	--	--	--	--	A	A	A	A	A		
Cemeteries and mausoleums		--	--	--	--	--	--	--	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-30	✓
Crematories, human or domestic animal		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-37	
Funeral home or mortuaries, without crematories		--	--	--	--	--	--	--	--	S	S	S	S	S	A	A	A	A	A	A		
Kennels, boarding or breeding, & animal shelters (excluding non-domestic or wild and exotic animals)		--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	A/R	A/R	A/R	3-48	
Pet grooming establishment		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Photo-finishing laboratories		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Shoe shine parlors		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
4.800 Rental and Leasing Services																						
Automobile rental and leasing		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Equipment rental and leasing		--	--	--	--	--	--	--	--	S	--	--	--	--		S	S	A	A	A		
Consumer goods rental		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Rental centers, commercial		--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A		
Truck rental and leasing		--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	S	S	A	A		
4.900 Transient Lodging																						
Bed and breakfast inns		S	S	S	S	S	S	S	--	S	--	--	--	S	--	S	--	--	--	--	3-25	
Campgrounds and Recreational Vehicle (RV) Parks - Commercial		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S		
Camps, day or boarding		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S		
Hotels, membership-based organization facilities		--	--	--	--	--	--	--	--	A	A	A	A	--	A	A	A	A	A	A		
Hotels, motels, and other similar traveler's accommodations (excluding travel trailer or RV parks)		--	--	--	--	--	--	--	--	A/R	--	A/R	--	--	A/R	A/R	A/R	A/R	A/R	A/R	3-47	

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts		Zoning Districts →																			For Restrictions, see Sec.:	See also Accessory Use Table
		RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
4.110	Private Schools: Job Training or Personal Enrichment																					
	Beauty schools	--	--	--	--	--	--	--	--	A	A	--	--	A	A	A	A	A	A	A		
	Dance studios, schools, and halls	--	--	--	--	--	--	--	--	A	--	--	S	A	A	A	A	A	A	A		
	Sports or other physical activity instruction	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
	Technical and trade schools	--	--	--	--	--	--	--	--	S	S	S	--	--	A	A	A	A	A	A		
4.120	Repair Services																					
4.121	Automotive Repair and Maintenance Services																					
	Automobile repair and maintenance, light	--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	S	A	A	A		✓
	Automobile repair and maintenance, heavy	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	A	A	A		
	Car wash (self-operated , full-service, or accessory to gas station)	--	--	--	--	--	--	--	--	A/R	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	3-29	
4.122	Other Repair Services																					
	Light repair services (small appliance, electronics and precision equipment, jewelry and watch, shoe and other leather goods), excluding light automobile repair	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
	Personal and household goods repair (large appliances, lawn and garden equipment, furniture and upholstery, tools, and similar uses)	--	--	--	--	--	--	--	--	S	--	--	--	S	S	S	S	A	A	A		
5.000	Public and Institutional Uses																					
5.100	Schools																					
	Branch campus of college, university, or technical school	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
	Business schools and computer and management training	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
	Colleges, universities or other Post-secondary educational institution	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
	Educational support services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	3-32	
	Junior colleges	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
	Other schools and instruction	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
	Schools, Private, parochial or other elementary or secondary schools not part of the public school system	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
5.200 Health Care																						
Home health care services	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Clinics of health practitioners	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Outpatient care centers and other ambulatory health care services	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Hospitals	--	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-46	
Vocational rehabilitation services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	A	A	A	A	A		
5.300 Child Care																						
Child day care center (Class I)	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-80	
Child day care center (Class II)	--	--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	--	--	--	3-80	
Child day care center (Class III)	--	--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	--	--	--	3-80	
Child day care center (Class IV)	--	--	--	--	--	--	--	--	--	S	--	S	--	S	S	S	S	--	--	--	3-80	
5.400 Adult Day Care																						
Adult day care facility (Class I)	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-79	
Adult day care facility (Class II)	--	--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	--	--	3-79	
Adult day care facility (Class III)	--	--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	--	--	3-79	
Adult day care facility (Class IV)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
5.500 Religious, Civic and Other Organizations																						
Churches and other religious institutions, church use only	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-31	
Churches and other religious institutions, with accessory uses	S	S	S	A/R	S	A/R	A/R	A/R	S	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-31	
Business, professional, labor, political, and other organizations	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Civic, social, and fraternal organizations	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Meeting houses, clubs, or halls, public or private	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
Membership organizations, including professional	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
5.600 Social Assistance																						
Community food and housing, emergency and other relief services	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Individual and family social services and social advocacy organizations		--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
6.000 Retail Trade																						
6.100 Motor Vehicle and Parts Dealers																						
Automobile sales, new vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	--	--		
Automobile sales, used vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--		✓
Sales of motorcycles and similar light vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A		
Boat dealers, new and used		--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	S	A		
Recreational Vehicle Dealers, new vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	A		
Sales, storage and service of heavy equipment, trucks, and machinery		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	3-43	
Motor vehicle accessory or parts establishments, general or specialty, with no on-site installation		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Tire Sales and Installation		--	--	--	--	--	--	--	--	A/R	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-64	
Towing Service-Office Only-No storage or parking of vehicles		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
6.200 Furnishings, Electronics and Appliance Stores																						
Appliance store, home		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
China and pottery store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Electronics and small appliance stores		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Furniture, furnishings (draperies, curtains, paint, floor coverings, etc.), and equipment stores		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Media store (compact discs, cassette tapes, videotapes, computer games, etc)		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Camera and photographic supplies store including film developing and film printing facilities		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
6.300 Building Material and Garden Equipment and Supplies Dealers																						
Agricultural supply stores		--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	S	A	A	A		
Hardware stores		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Nurseries and greenhouses, commercial and wholesale		--	--	--	--	--	--	--	--	A/R	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-50	
6.400 Food and Beverage Stores																						
Bakery		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Butcher shop, meat market, or fish market		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Candy Store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Convenience stores, no fuel pumps		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Farmers market		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Food store, specialty		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Grocery store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Growler Retail Package Dealer Establishments		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Package stores		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
6.500 Health and Personal Care Stores																						
Drug store or pharmacy		--	--	--	--	--	--	--	--	A	S	S	A	A	A	A	A	A	A	A		
6.600 Gas Stations																						
Gas station, light repair and service of vehicles on site		--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	A/R	A/R	A/R	A/R	3-22, 3-23	
Convenience stores, with fuel pumps (a.k.a. Gas station, no repair or service)		--	--	--	--	--	--	--	--	S	--	--	--	S	S	A/R	A/R	A/R	A/R	A/R	3-22	
6.600 Clothing and Clothing Accessories Stores																						
Apparel and accessory stores		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Shoe store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
6.700 General Merchandise Stores and Shopping Centers																						
Department stores		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Flea Market		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S		
Shopping centers, neighborhood		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Shopping centers, community		--	--	--	--	--	--	--	--	A	--	--	--	S	A	A	A	A	A	A		
Shopping centers, regional and super-regional		--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	--	--	--	--		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Shopping centers, storefront		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
6.700 Miscellaneous Store Retailers																						
Antique shop not including pawn shops		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Auction facility		--	--	--	--	--	--	--	--	A/R	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-21	
Bookstore		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Consignment shops		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Farm machinery sales and ancillary service		--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	A	A	A	A		
Firearm Sales		--	--	--	--	--	--	--	--	A	A	--	--	A	A	A	A	A	A	A		
Florist		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Gift, stationary, and millinery stores		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Retail Trade-Internet sales only catalog or mail order		A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A	A	A	A	A	A	A	A	A	A	A		
Jewelry store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Mimeograph and letter store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Musical instrument store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Novelty and variety shops		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Office service and supply establishments		--	--	--	--	--	--	--	--	A	--	--	--	S	A	A	A	A	A	A		
Outdoor Retail – Storage Buildings, vehicles, etc.		--	--	--	--	--	--	--	--	A	A	A	A	A	A	S	A	A	A	A		
Pawn shops		--	--	--	--	--	--	--	--	S	--	--	--	S	--	S	A	A	S	S	3-53	
Pet stores		--	--	--	--	--	--	--	--	S	--	--	--	S	A	S	A	A	A	A		
Sporting goods store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Tobacco shop		--	--	--	--	--	--	--	--	A			--	A	A	A	A	A	A	A		
Toy, game, and hobby store		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Sign shop, retail		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Retail Sales-Miscellaneous		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
6.800 Food Services and Drinking Places																						
Brewpub		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Catering service		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Restaurant, dinner theater or other live entertainment		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Restaurant, carry-out only		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Restaurants, drive-in and fast food		--	--	--	--	--	--	--	--	A	--	--	--	S	A	--	A	A	A	A		
Restaurants, delicatessens, cafes, grills, coffee shops and other eating and drinking establishments		--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
7.000 Arts, Recreation and Entertainment Facilities																						
Adult Entertainment		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S		
Artists studios		--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Community centers – Noncommercial / Non-Profit		--	--	--	--	--	--	--	--	A/R	A/R	A/R	S	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-34	
Motion picture theaters, excluding drive-in		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Motion picture theaters, drive-in		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S		
Performing arts companies		--	--	--	--	--	--	--	--	A	--	--	A	--	A	A	A	A	A	A		
7.100 Museums, Historical Sites, and Similar Institutions																						
Arboretum, Botanical Gardens and Other Outdoor Gardens		S	S	S	S	S	S	S	S	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-19	
Arts and Cultural Facility Uses		--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Art galleries		--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Museums		--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
7.200 Amusement or Recreation Uses																						
Amusement parks, including but not limited to, water parks, theme parks, and specialty attractions		--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S		
Archery Range, indoor (principal use)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Batting cages		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Bowling centers		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Fairgrounds		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	S	S		
Game rooms and billiard parlors		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Go-kart tracks, ATV tracks & outdoor tracks or courses		--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Golf courses and country clubs		S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	S	S	S		
Golf driving ranges		S	S	S	S	S	S	S	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-42	
Miniature golf course		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Recreation or entertainment facilities, commercial (indoor excluding game rooms)		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Recreation or entertainment facilities, commercial (outdoor)		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Recreational centers or clubs, private and noncommercial		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Skating rinks, ice or roller, indoor		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	S	S		
Shooting ranges, indoor		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	A	A	3-60	
Shooting ranges, outdoor, including but not limited to firearms, archery, and survival courses		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-61	
Skating rinks, ice or roller, outdoor		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Recreational Sports Facilities (including amateur sports teams/leagues, and youth sports teams/leagues)		--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
7.300 Spectator Sports																						
Coliseums, stadiums, amphitheaters, arena, and other facility specifically designed to be for mass public or private assembly with a special exception (including semi-professional and professional sports teams)		--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	S	S	S	S	3-33	
Drag strips and race tracks (including tracks for motor vehicle racing and dog or horse racing)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-54	
Other spectator sports, NEC		--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S		
8.000 Industrial Uses																						
8.100 Light Industrial Uses																						
Brewers Malt Manufacturing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A	A		
Bus terminals and repair shops		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Carting, express, or hauling establishments but exclusive of truck terminals		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Carting, waste collection		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Catalog and mail order companies, warehouse and offices		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Construction, contractors equipment storage or plant		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A	A		
Construction, heavy, except buildings		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Commercial and industrial machinery and equipment, rental, leasing, and storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Commercial and industrial machinery and equipment repair and maintenance		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Service establishment		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Launderers – industrial, power and dry cleaning plants		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Manufacturing, artisans and craft work		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A	A		
Manufacturing, signs		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Orthotic and prosthetic laboratories		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Research, experiment, testing, and development laboratories (no manufacturing, fabrication, production, repair, or storage)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Heavy Equipment, Trucks and Machinery Rental, Leasing, Sales, Storage and Ancillary Service, including tractor-trailers		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	3-43	
Self-storage facilities		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	3-59	
Truck terminals and repair shops		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Truck fueling centers		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Warehousing and storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A	A	3-43	
Wholesale trade, durable and nondurable goods		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
8.200 Medium Industrial Uses																						
Fuel dealers		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, bottling and dairy products processing plants		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, tobacco products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, textiles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, apparel and other textile products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, lumber and wood products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, furniture and fixtures		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Manufacturing, paperboard containers and boxes	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, miscellaneous converted paper products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, food and kindred products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, drugs and pharmaceuticals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, rubber and plastics footwear	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, leather and leather products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, stone, glass and clay products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, fabricated metal products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, industrial machinery and equipment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, electronic and other electric equipment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, musical instruments	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Manufacturing, machine shops	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Pipelines, except natural gas	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Printing and publishing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Radar installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Research, experiment, testing, and development laboratories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Storage of grain or livestock feed, bulk	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A		
Recycling facilities, commercial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S		
8.300 Heavy Industrial Uses																						
Asphalt Plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Automobile salvage and storage yards, wrecking yards, and junk yards	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-24	
Bulk Petroleum and Chemical Plants or Storage Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	3-26	
Concrete mixing plants and concrete products manufacturing, sawing, or planing mills	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Development and processing of natural resources	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Freon removal services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Leather curing, tanning, and finishing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, rubber and miscellaneous plastics products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, chemicals and allied products, dry or liquid		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Manufacturing, primary metal industries		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, non-clay refractories		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, abrasive products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, minerals: ground or treated		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Manufacturing, mineral wool		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Mining, quarrying, and other mineral extraction		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Paper mills		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Paperboard mills		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A		
Petroleum, coal, and allied products, manufacturing and refining, including asphalt plants		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Poultry slaughtering and processing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Pulp mills		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Remediation and other waste management services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Sanitary or inert landfills and incinerators		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Waste Transfer Station		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Wholesaling of petroleum and coal and allied products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Wholesaling of chemicals and allied products, dry or liquid		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
8.400 Very Heavy Industrial Uses																						
Biomedical waste disposal facility		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Hazardous or toxic waste incinerator or transfer station		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Manufacturing, asbestos products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Manufacturing, ordnance and accessories		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Manufacturing, batteries (storage and primary, dry and wet)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
Manufacturing, carbon black		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Manufacturing, storage, transport, and sale of explosives		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
9.000 Transportation, Communications and Utilities																						
Electric Transformer Station, Gas Regulator Station, or Telephone Exchange		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Heliports, helistops, and vertiports		--	--	--	--	--	--	--	--	S	S	S	--	S	S	S	S	S	S	S		
Radio and television broadcasting studios & stations		--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-55	
Telecommunications		--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
Telecommunications Antennas, Micro-Cells and Repeater Facilities		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-62	
Telecommunications Towers and Monopoles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	3-62	
Vehicle for Hire (Taxicab, Limousine, Airport Shuttle, etc.)		--	--	--	--	--	--	--	--	S	--	--	--	A/R	--	S	--	A/R	A/R	A/R	3-66	

Table 2-C: Accessory and Temporary Uses Allowed by Zoning District

Use Groups ↓	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	See Also Sec:
* = Residual Zoning Districts																					
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Qualifications; S = Special Exception																					
10.000	Accessory Uses																				
10.100	Residential Accessory Uses																				
	Accessory apartments	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	--	--	--	--	--	--	--	--	3-72
	In-home occupation	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	--	A/R	A/R	A/R	A/R	--	--	--	3-14
	Residences for domestic help	A/R	A/R	A/R	A/R	A/R	A/R	A/R	S	--	--	--	--	--	--	--	--	--	--	--	3-72
	Recycling, designated collection center, neighborhood	--	--	--	--	--	A/R	A/R	A/R	S	S	S	--	S	S	S	S	S	--	--	3-12, 3-56
	Residential accessory structures	See Article 3																			
10.200	Non-Residential Accessory Uses																				
	Car wash, accessory to a gas station	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A	
	Cemeteries and mausoleums, accessory to a funeral home or church	A	A	A	A	A	A	A	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-30
	Offices of religious organizations, accessory to a church	A	A	A	A	A	A	A	A	A	A	A	S	A	A	A	A	A	A	A	
	Outdoor dining	--	--	--	--	--	--	--	--	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-51
	Parking Lots and Garages, Private & Commuter (50 spaces or less)	S	S	S	--	--	--	--	--	A/R	A/R	A/R	S	A/R	A	A	A	A	A	A	3-52
	Parking Lots and Garages, Private & Commuter (more than 50 spaces)	--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	S	S	3-52
	Permanent Makeup/Cosmetic Tattoo-beauty/barber and nail facilities	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
	Retail-Internet Sales	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
	Retail uses within a principal building, accessory	--	--	--	--	--	--	--	--	--	A	A	A	--	--	--	--	--	--	--	
	Service uses within a principal building, accessory	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A	
	Unattended/Attended collection centers – charity or commercial	--	--	--	--	--	--	--	--	A/R	--	--	--	A/R	A/R	--	A/R	A/R	A/R	A/R	3-65
	Nonresidential accessory structures	See Article 3																			
10.201	Customary Accessory Uses to Commercial and Industrial Uses (not within a principal building)																				
	Advertising and related services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
	Archery Range, indoor	--	--	--	--	--	--	--	--	A	--	--	--	--	A	--	A	A	A	A	

Table 2-C: Accessory and Temporary Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	See Also Sec:
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Qualifications; S = Special Exception																					
Architectural, engineering, planning consulting, specialized design (including drafting), & related services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	A	A	
Automobile repair and maintenance, light		--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	
Automobile sales, used vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	
Bakery		--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	
Bank or other depository financial institution, with or without drive-through facilities		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Business service centers (including mailing centers, photocopying shops, etc.)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Butcher shop, meat market, or fish market		--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	
Camera and photo supplies store		--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	
Candy store		--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	
Catering service		--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	
Employment services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Equipment rental and leasing		--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	A	A	
Game rooms and billiard parlors		--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	
Laundry and dry cleaning pick-up establishments (no on-site plant)		--	--	--	--	--	--	--	--	--	A	A	A	--	--	--	--	--	--	--	
Investigation and security services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Management of companies and enterprises		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Miscellaneous business services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Office administrative services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Photo finishing laboratory		--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	
Recreational vehicle repair & sales of used vehicles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	--	A	
Restaurant, dinner theater or other live entertainment		--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	
Travel arrangement and reservation services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	
Vehicle for Hire (Taxicab, Limousine, Airport Shuttle, etc.)		--	--	--	--	--	--	--	--	--	A/R	A/R	--	--	A/R	--	A/R	--	--	--	3-66
11.000 Temporary or Seasonal Uses																					
Garage, carport, or rummage sales		A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	

Table 2-C: Accessory and Temporary Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	See Also Sec:
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Qualifications; S = Special Exception																					
Outdoor sales including Christmas trees, special event souvenirs, or other seasonal agricultural products, i.e. pumpkins		--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A	
Carnivals, fair, side show, circus, revivals, or other outdoor special entertainment event		--	--	--	--	--	--	--	--	A	--	A	--	--	A	A	A	A	A	A	
Auction or estate sale		A	A	A	A	A	A	A	A	A	--	--	--	--	--	A	A	A	A	A	
Sidewalk sale, commercial outdoor festival, arts and crafts shows, and plant shows		--	--	--	--	--	--	--	--	A	--	A	--	A	A	A	A	A	A	A	
Civic and cultural events, grand openings, and groundbreaking ceremonies		A	A	A	A	A	A	A	A	A	A	A	--	A	A	A	A	A	A	A	
Athletic events, including those which utilize public property, public streets, or public right-of-way		A	A	A	A	A	A	A	A	A	A	A	--	A	A	A	A	A	A	A	
In-home seminars or commercial parties		A	A	A	A	A	A	A	A	A	A	A	--	A	A	A	A	A	A	A	
Outdoor community festivals		A	A	A	A	A	A	A	A	A	A	A	--	A	A	A	A	A	A	A	
Mobile food vendor		See Sec. 3-38 of Article 3																			