

CHAPTER 1145

Permitted Use Regulations

1145.01 Permitted uses.

CROSS REFERENCES

Supplementary use regulations - see P. & Z. Ch. 1153

Nonconforming use regulations - see P. & Z. 1157.02

1145.01 PERMITTED USES.

The principal, accessory and special uses for each zoning district are shown in the following schedules. Uses given in the following schedules shall be according to common meaning of the term or according to definition as given in Chapter 1125 . All principal permitted uses, accessory uses and special uses shall be regulated by Chapters 1149 , 1153 and 1161 , and other sections of the Zoning Ordinance.

(a) R-1 Residential District.

Permitted Principal Use	Accessory Use	Special Use
Agriculture	Private garages	Planned residential
Single-family dwellings	and parking areas	building groups
Churches and parish	Swimming pools	Hospitals or clinics
houses	Home occupations	Cemeteries
Schools, public and	Home gardening	
parochial	Signs	
Colleges	Essential services	
Public recreational	Other accessory uses	
facilities	and structures	
Public buildings	customarily appurtenant	
	to a permitted use	

(b) R-2 Residential District.

Permitted Principal Use	Accessory Use	Special Use
Agriculture	Private garages	Town or row houses
Single-family dwellings	and parking areas	Multiple dwellings
Two-family dwellings	Swimming pools	Garden apartments
Churches and parish	Home occupations	High-rise apartments
houses	Home gardening	Planned residential
Schools, public and	Signs	building groups

parochial	Essential services	Hospitals or clinics
Colleges	Other accessory uses	Cemeteries
Public recreational facilities	and structures customarily appurtenant to a permitted use	Nursing homes
Public buildings		Funeral homes
		Rooming houses
		Dormitories
		Mobile home parks
		Clubs, lodges and fraternal organizations
		Professional offices

(Ord. 58(72-73). Passed 11-21-73.)

(c) C-1 Central Business District.

Permitted Principal Use	Accessory Use	Special Use
Banks, offices and studios	Public parking	Automobile service stations
Clubs, lodges and social halls	garages and parking areas	Drive-in establishments
Commercial recreation facilities (conducted entirely within a building)	Signs	Wholesale businesses (conducted entirely within a building)
Eating and drinking establishments	Essential services	
Funeral homes	Other accessory uses and structures customarily appurtenant to a permitted use	
Hotels and motels		
Hospitals and clinics		
Personal and professional services		
Planned commercial building groups or projects		
Planned residential building groups or projects		

Printing establishments		
Public buildings		
Repair services (other than automotive)		
Retail businesses		
(d) <u>C-2 General Commercial District.</u>		
Permitted Principal Use	Accessory Use	Special Use
All those uses permitted and in the manner permitted in the C-1 District	Public parking	Drive-in establishments
Automobile service (but not including the storage or dismantling of inoperative vehicles)	garages and parking areas	Bus and motor freight terminals
Building material establishments(conducted entirely within a building)	Signs	Contractor's equipment storage
Machine shops	Essential services to a permitted use	Research laboratories
Planned commercial building groups or projects		Supply yards (but not including scrap or junk)
Planned residential building groups or projects		Mobile home courts
Plumbing, heating, ventilating and electrical shops		
Trailer sales and service		
Wholesale businesses		
(Ord. 58(72-78). Passed 11-21-73; Ord. 12(2008-09). Passed 1-26-09.)		
(e) <u>C-3 Commercial Recreation District.</u>		

Permitted Principal Use	
Marine launching and docking facilities	Yacht and boating club facilities (including private and public food and beverage sales)

Large-scale marinas	Private and public park and recreation areas
Marine sales, repairs and storage	Beach and swimming areas
Marine fueling and service stations	Signs

(f) M-1 Manufacturing District.

Permitted Principal Use	Accessory Use	Special Use
Bus and motor freight terminals	Parking and loading areas	Industrial services
Contractor's equipment storage	Signs	Planned industrial building groups or projects
Manufacturing (as defined in 1125.02(36))	Essential services	
Offices	Other accessory uses and structures customarily appurtenant to a permitted use	
Research laboratories		
Supply yards (but not including scrap or junk yards)		
Warehousing		
Wholesale businesses		

(g) P-1 Public and Semipublic District.

Permitted Principal Use

Municipal, County, State or Federal government uses,

facilities, utilities or structures

Schools (public or parochial only)

Colleges

Stadiums

Cemeteries

Other similar public uses or buildings.

(Ord. 58(72-73). Passed 11-21-73.)

(h) Neighborhood Commercial District

Permitted Principal Uses	Accessory Uses	Supplemental Guidelines
(a) Retail stores which are intended to serve the local neighborhood which are primarily engaged in the selling of merchandise for personal or household consumption; grocery, meat markets, fruit	Private garages and parking areas, swimming pools, home occupations, home gardening, signs, essential services, and other accessory uses and	(a) Parking. Two (2) off-street parking spaces shall be provided for each apartment or dwelling in addition to any parking required by any commercial or office use in the building or structure.

and vegetable markets, candy stores, delicatessen, florist, pharmacy, retail bakeries, gift shops, book, magazine and newspaper stores, computer stores, antique shops, art galleries, photograph shops, hobby shops and like businesses.	structures customarily appurtenant to a permitted use.	
(b) Service uses which are intended to serve the local neighborhood and shall include self-service laundries and dry cleaning establishments, not less than fifty (50) feet from any residential district, beauty shops, tanning salons, shoe repair, restaurants, coffee shops, ice cream parlors, provided that drive-thru facilities and delivery services are not provided; computer repair, public or semi-public facilities, studios for photographers and artists, tailor shops and like businesses.		(b) Buildings. In order to provide a center commercial structure or building which is compatible with the adjacent residential neighborhood, the color, materials, massing and scale of the structures shall be carefully considered and designed to blend with adjoining residences.
(c) Office facilities for the providing of personal services such as insurance agencies, insurance brokers, real estate offices, law offices, offices of physicians, dentists, osteopaths, chiropractors, podiatrists or other allied medical, dental, optical fields, accountants, architects, engineers, investment and financial consultants, business consultants, computer services, travel agents and like businesses.		(c) Hours of Operation. In order to protect the character of the neighborhood, commercial establishments in this district shall limit their hours of operation to between 7:00 a.m. and 11:00 p.m.
(d) Offices of credit agencies, personal credit institutions, commercial banks, loan offices, or automatic teller machines, provided that no drive-in windows or drive- thru facilities are provided.		(d) Development Plan. Any person or entity intending to build a commercial establishment in this district must submit a development plan to the City Planning Commission in advance of any construction which provides for adequate parking, loading and unloading facilities, and traffic flow, so as to satisfy the Planning Commission that the establishment will be harmonious and compatible in design and function so as not to impose negative impact upon the pedestrian-oriented nature of the

community or the quality of life in the neighborhood.

(e) Offices of veterinarians, provided that the practice of said veterinarian is limited to small domestic animals, that no animals are boarded on the premises and that no outside runs or exercise areas are provided.

(f) Kindergarten or child care facilities, provided that provisions are made for vehicular access, parking and fences to control accessibility of the children to adjoining hazardous conditions such as roads, streets, lakes, ponds, etc., or adjacent yards.

All of the above uses permitted in a Neighborhood Commercial District, listed in paragraphs (a) through (f), shall not include those establishments which have drive-in facilities or which have drive-thru services, or which provide delivery services. The outdoor display or storage of merchandise or equipment shall not be considered a permitted use in this district.

(g) Single family dwellings, two-family dwellings, condominiums, town houses and garden apartments.

(Ord. 25(2002-03). Passed 4-28-03.)