

traffic arteries, due to their dependence on automobile traffic for business. The C-2 districts are also intended to preserve and enhance areas that have long been established as business areas, but are secondary to the central business district which contain a mixture of business similar in nature to those found in both the central business district and in the neighborhood business districts.

C-3 Commercial, Central District:

The provisions for the C-3 District are intended to create, preserve and enhance the central business district as a regional center of shopping, employment, office, financial, government, hotels, entertainment, and culture.

C-4 Commercial, Heavy District:

The provisions for the C-4 District are intended to create, preserve and enhance areas devoted to highway-oriented uses at a high density. Such districts may include commercial services which are incompatible with the central business district and residential districts because of their need for extensive parking and loading areas of their external impact on surrounding areas. C-4 districts will be greatly located along or near major traffic corridors.

C-N Commercial Neighborhood District:

The provisions for the C-N District are intended to create, preserve and enhance business areas to serve residential neighborhoods. They are generally districts which contain several small-scale retail establishments, in small clustered groupings, serving frequently recurring needs in locations convenient to residents.

M-1 Industrial, Light District:

The provisions for the M-1 District are intended to create, preserve and enhance areas intended for light industrial uses and commercial services using previously prepared materials not objectionable or injurious due to smoke, noise, odors, vibrations, etc. such uses have activities which have limited external impact on surrounding areas because of their appearance and method of operation.

M-2 Industrial, Heavy District:

The provisions for the M-2 District are intended to create, preserve, and enhance areas intended for heavy industry, using raw materials. Such uses are more intense than uses in the M-1 classification and are located farther from residential neighborhoods so as not to be detrimental to surrounding properties. M-2 districts are located so that they have access to suitable and adequate railroad, highway, or other transportation and shipping facilities.

S-1 Special Purpose District:

The provisions for the S-1 District are intended to create, preserve and enhance areas

intended for use by the public. Such uses include colleges or universities, schools of music, art, dancing, central offices and residential uses of a high density. It is also the intent of this section to include public and quasi-public uses of a governmental, welfare, religious, recreational, and cultural nature. Because of the unique nature of these districts, special controls concerning landscaping, transportation services and off-street parking are designed to promote a stable, healthy, and safe environment.

OSP – Open Space and Park Zone

The provisions of the OSP District are designed to preserve and promote green spaces throughout the City to enhance the environmental quality of life for City residents. Areas suitable for an OSP classification include public parks and open space to meet capable of meeting the passive and active recreational needs of residents.

ARTICLE 5
ZONING DISTRICT REGULATIONS

USES PERMITTED BY ZONING DISTRICT

NOTE:

- X = Use permitted by right.
- SA = Special Exception Use requiring approval from the Zoning Hearing Board.
- SB = Special Exception Use requiring approval from the Zoning Hearing Board preceded by comment and recommendation from the Planning Commission.

[illegible]

TABLE OF COMMERCIAL RETAIL USES BY ZONING DISTRICT

	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Antique Stores					X	X	X	X				
Artist Supplies				X	X	X	X	X				
Book and Stationary Stores				X	X	X	X	X				
Bottle Club								SB				
Camera Shop				X	X	X	X	X				
Candy Stores												
Cigar Store				X	X	X	X	X				
Clothing and Accessory Store				X	X	X	X	X				
Convenience Store				X	X	X		X				
Convenience Store w/ Gas Sales				X	X	X		X				
Custom Tailor				X	X	X	X	X				
Dairy Products Store				X	X	X	X	X				
Department Stores						X	X	X				
Drug Stores:					X	X	X	X				
Electrical Supply Stores						X		X	X			
Farm Equipment								X	X	X		
Flea Market								SB				
Florist Shop				X	X	X	X	X				
Fruit Stores and Vegetable Markets				X	X	X		X				
Fuel Dealers								X	X	X		
Furniture and Home Furnishings						X	X	X				
Furrier and Fur Shops					X	X	X					
Garden Supply Stores				X		X	X	X	X			
Gasoline Service Stations				SA	X	X		X	X	X		
Gas Stations					SA	X		X	X	X		
Gift Shop				X	X	X	X	X				
Grocery Stores:					X	X		X				
Grocery Stores not exceeding 2,000 sq. ft. (gross floor area)				X								
Hardware				X		X	X	X				
Heating & Plumbing Equipment Dealers								X	X	X		
Hobby Shop				X	X	X	X	X				
Household Appliances, Radio and TV Shops				X	X	X	X	X				
Junkyard										SB		
Jewelry Stores					X	X	X	X				
Limited Price Variety Store:					X	X	X	X				
Liquor Stores					X	X	X	X				
Luggage and Leather Goods					X	X	X	X				
Lumber and Other Building Materials								X	X	X		
Mail Order House						X		X				
Meat and Fish (Seafood) Markets						X		X				
Miscellaneous Marine and Heavy Equipment Sales						X		X	X	X		

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TABLE OF COMMERCIAL SERVICES USES BY ZONING DISTRICT

	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Ambulance Service, Private					SA	SA		X	X			
Automatic or Coin-operated Car Wash						SA		X	X	X		
Automobile Rentals						X		X				
Automobile Repair Shops (also includes Major Repairs)								X	X	X		
Banking and Financial Institutions				X	X	X	X	X				
Beauty and Barber Shops:				X	X	X	X	X			X	
Bed and Breakfast					X	X					X	
Cleaning and Dyeing Plants, Rug Cleaners and Repair Plants								X	X	X		
Clinics (Medical)						SB		SB			X	
Clinics (Methadone)								C				
Commercial/Industrial Laundries, including Alteration and Garment Repair								X	X	X		
Continuing Care Facility					SB	SB		SB				
Day Care Center				SA	X	X		X				
Day Care Center (Adult)					X	X		X				
Day Care Home	SA	SA	SA	SA								
Dry Cleaning Pickup:				X	X	X	X	X				
Duplicating, Blue Printing, Photocopying Services					X	X	X	X	X	X	X	
Funeral Services					X	X						
Hotel and Motels					X	X	X	X			X	
Indoor rifle and pistol ranges									X			
Professional Offices					X	X	X	X			X	
Service Offices					X	X	X	X			X	
Massage Establishment								SA				
Miscellaneous Repair Services:				X	X	X	X	X	X	X		
Night Club							SA	SA				
Parking Area:												
Limited	SA	SA	SA	X	X	X		X	X	X	X	
General					X	X		X	X	X		
Accessory	X	X	X	X	SB	X	SB	X	X	X	X	
Accessory parking for special exception uses for 10 or more vehicles	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
Parking Garages:												
Limited Parking	SB	SB	SB	X	X	X	SB	X	X	X	SB	
General Parking					SB	X	SB	X	X	X	SB	

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[illegible]

TABLE OF MANUFACTURING AND INDUSTRIAL USES BY ZONING DISTRICT

	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Animal and Vegetable Products:												
a) Processing, packaging, dressing and treatment, (but not slaughtering), of meat, poultry, and fish products									SB	X		
b) Processing, packaging, and treatment of dairy products									X	X		
c) Processing, packaging, preserving and treatment of fruit and vegetables									X	X		
d) Processing, packaging, and treatment of flour, animal feeds, cereal preparations or other grain products										X		
e) Manufacturing, processing and packaging of bakery products and								SA	X	X		
f) Processing, packaging and treatment of sugar, confectionery and related products										X		
h) Distilling, rectifying, blending, brewing, processing and packaging of liquors, malt liquors, wines and brandy									X	X		
i) Manufacturing, Processing, and packaging of soft drinks, carbonated waters, flavor extracts and flavoring syrups									X	X		
	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Chemicals and Synthetics:												
a) Manufacturing, processing and packaging of industrial inorganic and organic chemicals										SB		
b) Manufacturing, processing and packaging of plastics, materials and synthetic rubber, synthetic and other man made fibers										SB		
c) Manufacturing, processing and packaging of drugs, medicinal chemicals and pharmaceutical preparations										X		

TABLE OF MANUFACTURING AND INDUSTRIAL USES BY ZONING DISTRICT

	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
d) Manufacturing, processing and packaging of soap and detergents cleaning, polishing and sanitation preparation surface active agents, finishing agents and sulfonated oils										SB		
e) Manufacturing, processing and packaging of perfumes, cosmetics and other toilet preparations										X		
f) Manufacturing, processing and packaging of paints, varnishes, lacquers, enamels, gum and wood chemicals, and allied products										SB		
g) Manufacturing, processing and packaging of agricultural chemicals, including fertilizer, pesticides, soil conditioners and similar products										C		
i) Manufacturing, processing and packaging of miscellaneous chemicals and chemical preparations not elsewhere listed										SB		
	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Electroplating:												
Electroplating, plating polishing, anodizing, coloring, coating, engraving and finishing of metals and formed products										X		
	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Fabricated Metal Products:												
Manufacturing, assembling, fabricating, working and packaging of ferrous and non ferrous metal products, and products of predominantly metal construction but using other materials also, including metal cans, cutlery, hand tools, general hardware, metal furniture, heating apparatus, plumbing apparatus and fixtures, fabricated structural steel products, screw machine products rivets and washers, metal stampings, fabricated wire products and miscellaneous fabricated metal products.										X		

TABLE OF MANUFACTURING AND INDUSTRIAL USES BY ZONING DISTRICT

	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Instruments, Appliances, and Miscellaneous Goods:												
Manufacturing, assembling, processing and packaging of electric lighting and wiring equipment, radio and television receiving sets; electronic components, equipment and accessories; instruments and tools for measuring, controlling and indicating surgical, medical and dental instruments and apparatus, including orthopedic, prosthetic and related appliance machines; household and institutional appliances; photographic equipment and supplies; ophthalmic goods; optical instruments and lenses; watches; clocks; clockwork operated devices and parts; jewelry, silverware, flatware, and plated ware; musical instruments and parts, games sporting and athletic goods (except arms and gun parts or explosives); office and artists materials and supplies, not elsewhere listed; notions and novelties; housewares, sundries, and personal accouterments..								SA	X	X		
Lumber and Wood Products:												
Manufacturing, working, processing, assembling and packaging of wood and wood products, including sawmills and planing mills, special sawmill products, millwork, veneer and plywood, prefabricated wooden buildings and structural members, hardware dimension and flooring, wooden containers, household and institutional furniture, partitions shelving, lockers, fixtures, and similar wood products									X	X		

TABLE OF MANUFACTURING AND INDUSTRIAL USES BY ZONING DISTRICT

	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Machinery and Equipment; Vehicles and Arms:												
Manufacturing, assembling, processing and packaging of engines and turbines; farm machinery and equipment; construction and mining machinery and equipment; electric transmission and distribution equipment; aircraft and aircraft parts, ships or boats and parts and equipment for ships or boats; railroad equipment; small arms, guns (except gun powder and explosives) artillery, and similar weaponry, ordinance and accessories not elsewhere listed										X		
Paper and Wood Products:												
a) Treatment and packaging of pulp and pressed or molded pulp and pressed or molded pulp goods, including paper, paperboard, building paper and building board										X		
(b) Manufacturing, processing treatment and packaging of paper and paperboard products including envelope, bags, wallpaper die cut paper and paperboard, sanitary paper products and paperboard containers										X		
Petroleum:												
Petroleum refining; manufacturing, processing and packaging of petroleum products, including paving mixtures and blocks, asphalt felt and coating, lubricating oils and greases, and other products of petroleum and coal.										SB		
Printing:												
Printing, Graphic reproduction, and allied services, including manufacturing of manifold business forms and greeting cards, bookbinding, typesetting, photo engraving electrotyping and stereotyping								SA	X	X		
Rubber and Miscellaneous Plastics:												
(a) Reclaiming of rubber										X		

(b) Manufacturing, processing and packaging of molded and fabricated rubber and plastic products										X		
	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Stone, Clay and Glass:												
(a) Manufacturing, processing and packaging of flat glass and pressed or blown glass and glassware products										X		
(b) Manufacturing, processing and packaging of hydraulic cement, ready mixed concrete, concrete products, gypsum and gypsum products										X		
(c) Manufacturing, processing of structural clay products, vitreous china, porcelain and earthenware products										X		
(d) Cutting, shaping and finishing marble, granite, slate and other stone for building and miscellaneous uses										X		
e) Manufacturing, processing and packaging of asbestos products, abrasive products, metal wool and similar non metallic mineral products not elsewhere listed									X			
f) Crushing, grading, pulverizing and otherwise processing earth's, rocks and minerals									X			
	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Textiles and Apparel												
a) Manufacturing, processing and packaging of broad and narrow woven fabrics, knit goods, rugs and carpets, yarns, and threads, felt goods, lace goods, padding and upholstery filling, cord, artificial leather, oil cloth and other impregnating or coating fabrics, and recovering of fibers and flock									X	X		
b) Manufacturing, assembling, processing and packaging of apparel, footwear, luggage, house furnishings, and other finished products made from fabrics, leather, rubber and similar materials									X	X		

Retail outlet provided however that the sales shall include only those products manufactured or assembled on the premises.									X	X		
	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Wholesale Trade and Storage:												
a) Storage buildings and warehouses; provided that any manufacturing, assembling, processing or treatment of materials carried on in conjunction with warehousing operation shall be permitted only as listed above								X	X	X		
b) Wholesale trade, including storage and warehouse facilities incidental to wholesaling operations provided that any manufacturing, assembling, processing or treatment of materials carried on in conjunction with wholesaling operations shall be considered separately and shall be permitted only as listed above								X	X	X		
c) Establishments primarily engages in assembling, breaking up , sorting and wholesale distribution of scrap and waste materials; and including auto wreckers engaged in dismantling automobiles for scrap, but excluding those engaged in dismantling cars for the purpose of selling second hand parts on a retail basis										SA		