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 or 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.



				VILAL							110 -481-191	allochmut.
					C-1	C-2	HE 101+3 HE	C-4	I IMI-III	M-2	S	OSP
Single Family Detached	X	X	X	X								
Dwelling												
Two Family Dwellings,		X	X									
including detached or semi-												
detached dwellings												
containing not more than												
two-dwelling units												
Multi-Family Dwellings			X		X		X					
Boarding House			SA	SA								
Rooming House												
Communal Dwelling Unit			SA								SA	
Home Occupation	SA	SA	SA	Х	X	Х	X	X			Х	
Home Office	X	Х	X	X	Х	X	Х	X			Х	
Accessory Residential Uses	Х	X	Х	Х	X	Х		X			X	
Mobile Home (permanent						-		X				
foundation)												
Dormitory							SA				S _A	
Dwelling Units on Upper				Х	X	X	X	X	_		Х	
Floors												
Garden Apartments			SB									
Townhouses		X	X									
Group Residences	SB	SB	SB	SB								
						<u> </u>						
					 							
										-		
						ļ						
• •												
							1					

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				X	X	X		X				
Markets												
Fuel Dealers								X	X	X		
Furniture and Home Furnishings						X	X	X				ļ
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				X								
2,000 sq, ft. (gross floor area)												
Hardware				X		X	X	X				
Heating & Plumbing Equipment								X	X	X		
Dealers												
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								X	X	X		
Materials		-				1,,		1 37				-
Mail Order House						X		X			-	
Meat and Fish (Seafood) Markets						X	-	X	1	77	-	-
Miscellaneous Marine and Heavy						X		X	X	X		
Equipment Sales		1										



TABLE OF COMMERCIAL RETAIL USES BY ZONING DISTRICT

												OSP
Miscellaneous General				In Append	X	X	<u> </u>	X	周67清3411F			
Merchandise Store:							Λ					
								Х	X	X		
Automotive Sales (New and								A	Λ	^		
Used Cars, Trucks					X	X	v	v				
News Dealer							X	X				
Office Machines and Equipment					X	X	X	X				
Optical Shop	ļ				X	X	X	X				
Outdoor Storage								SA	X	X		
Paint, Glass, Wallpaper, and						X	X	X				
related products store												
Pet Store	,					Х	X	X				
Pet Day Care Services						X		Х				
Religious Goods Shop					X	X	X	X				
Restaurants					X	X	X	X			X	
Restaurant, Fast-Food						X		X				
Retail Bakeries					X	Х	X	Х				
Secondhand Stores					X	Х		X				
Self-Storage Facility								Х	X	Х		
Sexually Oriented Uses								С				
Shoe Store					Х	Х	X	X				
Shopping Center						1	- 11	SB				
				X	X	X	X	X				
Sporting Goods Stores and Bicycle Shops				Λ	Λ	Λ	, A	Λ				
Solid Waste Facility				_						С		
Surgical Supply Store								X	X	ļ		
Tattoo Parlor/Body-Piercing Studio						X		X				
Taverns				SA	Х	Х	X	Х			Х	
Tire, Battery and Accessory Dealers						X		X	Х			
Toy Stores				X	X	X	X	X				
Trucking Facility									X	X		
Truck Repair and Storage								SA	X	X		
Vending Machine								X	X	X		
Merchandising												
Warehouse and Distribution Facility								X	Х	X		
				_								
	1		" - "									
L	'			'	'	+		1	'		'	



TABLE OF COMMERCIAL SERVICES USES BY ZONING DISTRICT

HADLE OF COVINE										M-2	S-1	OSP
Ambulance Service, Private	पोग्नामाक्ष	10000000	मिन्द्रकार ॥॥	कामहात्त्र । स्त्रिय । । ।	SA	SA	अभवस्थता	X	X	新福報告日本406	HATTHARM	मध्यात्राच्या हत्याहर
Automatic or Coin-operated						SA		X	X	X		
Car Wash												
Automobile Rentals						X		X				
Automobile Repair Shops								X	х	X		
(also includes Major Repairs)												
Banking and Financial				X	Х	Х	X	X				
Institutions												
Beauty and Barber Shops:				Х	Х	Х	X	Х			Х	
Bed and Breakfast					X	Х					Х	
Cleaning and Dyeing Plants,								Х	Х	Х		
Rug Cleaners and Repair Plants												
Clinics (Medical)						SB		SB			X	
Clinics (Methadone								С				
Commercial/Industrial								X	X	X		
Laundries, including Alteration												
and Garment Repair												
Continuing Care Facility					SB	SB		SB				
Day Care Center				SA	X	X		Х				
Day Care Center (Adult)					X	X		X				-
Day Care Home	SA	SA	SA	SA								
Dry Cleaning Pickup:				Х	X	X	X	X				
Duplicating, Blue Printing,												
Photocopying Services					X	X	X	X	X	X	X	
Funeral Services					X	X						
Hotel and Motels					Х	X	X	X			Х	
Indoor rifle and pistol ranges									X			
Professional Offices					Х	Х	Х	Х			Х	
Service Offices					X	Х	X	Х			Х	
Massage Establishment								SA				
Miscellaneous Repair Services:				X	X	X	Х	X	X	X	-	
Night Club							SA	SA	-~			
Parking Area:							<i>51</i> 1	U1,				
Limited	SA	SA	SA	X	X	X		X	X	X	X	
General	- JA	DA.	J.A.		X	X		X	X	X		
Accessory	X	X	х	Х	SB	X	SB	X	X	$\frac{X}{X}$	X	
	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
Accessory parking for special exception uses for 10 or more	طر	رن ا	رری	حرد	طو	طو ا	מנ	کری		ىرى		
vehicles												
Parking Garages:											-	
Limited Parking	SB	SB	SB	X	X	Х	SB	X	X	X	SB	
General Parking					SB	X	SB	X	X	X	SB	
General Larking					رري	_ ^\	رری	_ ^\	/ AX	~ X		



				_							र्भम द्रश्तकाता	ll ognil
												I YOU
Accessory Parking	X	X	X	X	X	X	X	SB	Х	X	SB	
No Impact Home Based	X	X	X	X	X	X	X	X			X	
Business				~~	~,		*7	77			37	
Personal Services				X	Х	X	X	X			X	
Photographic Studios. Including					X	X	X	X				
Commercial Photography												
Tailor, Seamstress, Garment				X	X	X	X	X				
Alterations and Repair												1
services												-
Research Laboratory								X	X	X		
Scientific Research Agencies								X	X	X		
Self Service Laundries:				X	X	X	X	X		•		
Veterinarian Hospital/ Clinic								X	X	X		
										<u> </u>		
						_						
-												
			<u> </u>									
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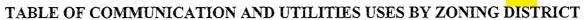


TABLE OF COMMUNICA											DOM:	linanii
	K-1	X-4	K-3		C-1				M-1	MT2		OSP
Bus Station (Public)						X	X					
Charter Bus Passenger Station						X	X					
Commercial Communication					X	X	X	X	X	X	X	
Antenna Mounted Existing												
Structure												
Commercial Communications								SA	SA	SA		
Facility												
Gas Production Plant										SB		
Motor Freight Terminal, or								X	X	X		
Large Vehicular Storage												
Natural and Manufactured Gas									SB	SB		
Storage and Distribution												
Outdoor Wood-Fired Boilers									SA	SA		
Public Utilities Facilities	Х	X	X	Х	X	X	X	X	X	X	X	Х
(Essential):											-	
Radio, Television Transmitting							SB	X	X	X	SB	
Tower												
Radio, Television Broadcasting							SB	Х	Х	Х	SB	
Studio												
Railroad Freight Terminal								X	X	X		
Railroad Passenger Service								X				
Transportation Storage,								X	X	X		
Equipment Repair and	'					,						
Maintenance Facility												
Wind Energy Conversion	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	
System (Small)												
					-							
						ļ	 					
								1			1	



TABLE OF CULTURE AND ENTERTAINMENT USES BY ZONING DISTRICT

TABLE OF CULTURE AN	_									ucı		
		R-2	S) R	C-N	C-1	C-2	C-3	C4	<u>М</u> 1	M-2	<u>ሕ</u>	OSP
Arboreta and Botanical Gardens	SB	SB	SB								SB	SB
Auditoriums or Exhibition Hall						X	X				SB	
Billiards or Pool Hall or similar						X	X	X				
establishment												
Community Center	SB	SB	SB	Х	X							
Dance Hall or Dance Studio						SA	SA	SA				
Entertainment Facilities:					X	X		Х				
Health Club/Recreation Facility					SB				Х		SB	
Motion Pictures and Legitimate						X	X	X				
Theatre												
Sports Stadium or Arena								С				
Private Club or Lodge, operated					X	Х	X				SB	
not for profit and members only												
Recreational Facilities						SB	SB	X				
(Commercial)												
Recreational Facilities						SB	SB	X				
(Private)												
Recreational Facilities (Publicly	Х	Х	Х	Х	Х	Х	X	X	X	X	X	Х
owned)												
Recreational Facility owned or					SB	SB	SB				SB	
operated by a non governmental												
non profit agency such as a												
YMCA, YWCA, CYC, JCC etc.												
Social Hall		SB	SB	X			*					
					,							
_												
			_			_						
	1		_									
		1	1		1	1		1				



TABLE								•			S-1	OSP
Church, Parish House or	SB	SB	SB	SB	SB	1111761761	3157765781	110.10.10.10.10.10.10.10.10.10.10.10.10.	The sending	समञ्जयन <u>ा</u> त्रा	SB	Hanssin
Convent												
College or University							SB				SB	
Detention Facility											SB	
Dormitory							SA				SA	
Municipal Owned Buildings	SB	SB	SB	SB	X	X	X	X	X	X	X	X
Fire or Police Station	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
Public Schools	SB	SB	SB		SB							
Hospitals	SB	SB	SB		SB						SB	i
Religious, Sectarian and Non-	SB	SB	SB		SB	SB						
Sectarian Denomination Private												
Schools (non-profit)												
Library	SB	SB	SB ·	Х	Х	X	X				SB	
Museum, Art Gallery				Х	Х	Х	X				SB	
Park (municipal governmental)	SB	SB	SB	SB							SB	
Private Vocational / Technical					Х	Х	Х	X			SB	
Schools												
Institutional Use								SB				,
Continuing Care Facility					SB	SB		SB			SB	
Intermediate-Care Facility					SB	SB		SB			SB	
Personal-Care Home					SB	SB		SB			SB	
Skilled Nursing Facility					SB	SB		SB			SB	
				-								
_												
_												



TABLE OF MANUFACTURING AND INDUSTRIAL USES BY ZONING DISTRICT

TABLE OF MANUFACTURIT	R	R-2		C-N					Acres to Laborator		S-1	0SP
Animai and Megetable		<u>श्रीकालक्ष</u>	銀月結果用		istalianist	BINE NATURE	क्षण म्यायस्य	MAT HEREIT			118120 (2011)	PIPAS-TIME
Products:	1											
a) Processing, packaging,									SB	X		
dressing and treatment, (but not												
slaughtering), of meat, poultry,												
and fish products												
b) Processing, packaging, and									X	X		
treatment of dairy products												
c) Processing, packaging,									X	. X		
preserving and treatment of fruit												
and vegetables								_				
d) Processing, packaging, and										Х		
treatment of flour, animal feeds,												
cereal preparations or other grain												
products												
e) Manufacturing, processing	•							SA	Х	Х		
and packaging of bakery												
products and												
f) Processing, packaging and	·									X		
treatment of sugar, confectionery												
and related products												
h) Distilling, rectifying,									X	X.		
blending, brewing, processing												
and packaging of liquors, malt												
liquors, wines and brandy												
i) Manufacturing, Processing,									Χ	Х		
and packaging of soft drinks,												
carbonated waters, flavor												
extracts and flavoring syrups												
	RI	R-2	R-3	CN	C-1	C-2			M-1	M-2		
Chemicals and Synthetics		1										
a) Manufacturing, processing										SB		
and packaging of industrial					1							
inorganic and organic chemicals												
b) Manufacturing, processing										SB		
and packaging of plastics,												
materials and synthetic rubber,												
synthetic and other man made												
fibers												
c) Manufacturing, processing										X		
and packaging of drugs,												
medicinal chemicals and												
pharmaceutical preparations												



TABLE OF MANUFACTURING AND INDUSTRIAL USES BY ZONING DISTRICT

TABLE OF MANUFACTURE											المارين المستوال	kt ii'e te erid
	R-1	R-2	R-3	C-N	C-i	C-2	C-3	C-4	MHI	M-2	S-1	OSP
d) Manufacturing, processing										SB		
and packaging of soap and												
detergents cleaning, polishing												
and sanitation preparation												
surface active agents, finishing												
agents and sulfonated oils										X		
									ļ	X		
e) Manufacturing, processing												
and packaging of perfumes,												
cosmetics and other toilet												
preparations												
f) Manufacturing, processing and										SB		
packaging of paints, varnishes,												
lacquers, enamels, gum and												
wood chemicals, and allied												
•												
products												
g) Manufacturing, processing										С		i
and packaging of agricultural												
chemicals, including fertilizer,												
pesticides, soil conditioners and									,			
								1				
similar products										cro.		
i) Manufacturing, processing and										SB		
packaging of miscellaneous									l			
chemicals and chemical												
preparations not elsewhere listed												
	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	SI	OSP
Electroplating:												
Electroplating, plating polishing,		_								X		
anodizing, coloring, coating,												
engraving and finishing of												
metals and formed products	i independance		inganir:	inderingarita di	الموروع المتحقودات	 	180 3 2012108	diarransia.	allaris espasal	nilaisiesisiai	isialiseanaldai	linese saster
		R-2	IK-3	C-N	(C-1)	⊕-2	Q-5	C-4	HANNE	M-2	S-L	OSP
Fabricated Metal Products												
Manufacturing, assembling,						•				X		
fabricating, working and packaging												
of ferrous and non ferrous metal												
products, and products of												
predominantly metal construction but	ţ											
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.												



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TABLE OF MANUFACTURING AND INDUSTRIAL USES BY ZONING DISTRICT

TABLE OF MANOFACTURE				or late a large at	4. HULL	en la cue		14 14 14 1	tends to the		Comment of the	iri dilikiri	Con
	K-1	R-2	R-3	C-N	C-1		C-2	C-3	Q-4	M-I	M-2	113-11	USP
Machinery and Equipment; Vehicles and Arms:													
Manufacturing, assembling,						+					X		
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													
	R-1	R-2	R-3		7 C		C-2	C-3	C-4	M-1	M-2	S-I	OSP
Paper and Wood Products:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		. , ,				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1,100	1		
a) Treatment and packaging of pulp											Х		
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													
	R-1	R-2	R-3		N C	1	C-2	C-B	C-4	M-1	M-2	S-1	OSP
Petroleum:						.							
Petroleum refining; manufacturing,											SB		
processing and packaging of													
petroleum products, including													
paving mixtures and blocks, asphalt													
felt and coating, lubricating oils									Ì				
and greases, and other products of													
petroleum and coal.													
	R.hill	12 D	R-S		NIIIC		ii GŁOII	los:	11012U	MI	WL2	r CETH	OSP
Printing:		I I I I I I I I I I I I I I I I I I I	: BRIMANES	CONTRACT 13 (C. C.)	4079897	r[#3 { i	14) -	HE CHOM!	ពល់ 🖰 កែត 📆 🎼		[7] [4 44] [4]		الا تا تارات الاارار
Printing, Graphic reproduction, and	1								SA	X	X		
								'	JA	Λ	Λ		
allied services, including													
manufacturing of manifold business													
forms and greeting cards,													
bookbinding, typesetting, photo													
engraving electrotyping and													
stereotyping	111/1-2-2-7-2-2	10.00=0.00=0.0	I Lid Larre	antialicate :	J	antika den	full-mail-3-1-	III) area del sa	Malaman da a a di	r i selektioni i i i	ilita un ore	Si herritari	United services
	R-I	R-2	III R		N C		C-2	∥C-3	O-4	M-1	M-2	S-1	OSP
Rubber and Miscellaneous Plastics:	and also have												
(a) Reclaiming of rubber											Х		

(b) Manufacturing, processing and										X		
packaging of molded and fabricated												
rubber and plastic products												
	1 1000 1 1000	R-2	R-3	C-N	C-1	C-2	C-3	O-4	M-1	M-2	S-1	OSP
Stone, Clay and Glass:												
(a) Manufacturing, processing and										X		
packaging of flat glass and pressed												
or blown glass and glassware												
products												
(b) Manufacturing, processing and										X		
packaging of hydraulic cement,												
ready mixed concrete, concrete												
products, gypsum and gypsum												
products												
(c) Manufacturing, processing of										X		
structural clay products, vitreous												
china, porcelain and earthenware												
products												
(d) Cutting, shaping and finishing										X		
marble, granite, slate and other												
stone for building and												
miscellaneous uses												
e) Manufacturing, processing									X			
and packaging of asbestos												
products, abrasive products,												
metal wool and similar non												
metallic mineral products not												
elsewhere listed												
f) Crushing, grading, pulverizing									X			
									71			
and otherwise processing												
earth's, rocks and minerals	0.015_2.020226V	physical card	trop - retribe	Diagrams land	o bhanca	Herana distri	Intraction	P1:4-18: 301	(1919-11-195) (40)	rit tilstalser serrett	objectantski	I Distantanta
	R-1	R-2	R-3	C-N	\mathbb{C}_{1}	C-2	C-3	C-4	M-1	M-2	S-I	OSP
Textiles and Apparei												
a) Manufacturing, processing									X	.X		
and packaging of broad and												
narrow woven fabrics, knit				[1						
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												
b) Manufacturing, assembling,									.X	Х		
processing and packaging of												
apparel, footwear, luggage,												
house furnishings, and other												
finished products made from												
fabrics, leather, rubber and												
similar materials												

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Retail outlet provided however									X	X	
that the sales shall include only											
those products manufactured or											
assembled on the premises.											
	R -1	R-2	R-3	C-N	C-1	Q-2	C-3	C-4	M-I	M-2	OSP
Wholesale Trade and Storage:											
a) Storage buildings and								X	X	X	
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											
b) Wholesale trade, including								Х	X	X	
storage and warehouse facilities											
incidental to wholesaling											
operations provided that any											
manufacturing, assembling,		ļ									
processing or treatment of											
materials carried on in											
conjunction with wholesaling											
operations shall be considered											
separately and shall be permitted											
only as listed above											
c) Establishments primarily										SA	
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											