

158.033 SCHEDULE OF USE REGULATIONS BY DISTRICTS.

The following schedule sets forth the permitted uses and special uses for the various zoning districts.

(A) *Pre-urbanized District, P-1.*

(1) Permitted uses:

Agriculture

Animal Hospital

Home Occupations

Residences, Single Family

(2) Special uses:

Campgrounds

Cemeteries and Mausoleums

Churches

Fruit and Vegetable Stands

Golf Courses

Greenhouses

Heliports and Airports

Historic Sites

Kennels

Nurseries

Nursery School

Parks, Public

Planned Unit Developments

Police and Fire Stations

Private Outdoor Recreation (including stables)

Public Outdoor Recreation

Public Swimming Pool

Satellite Receiving Station or Uplinks, Commercial

Schools, Elementary and High

Wildlife Game Preserve

(B) *Residential, single family, low density, R-1.*

(1) Permitted uses:

Home Occupations

Public Open Spaces

Single-Family Dwelling Units

(2) Special uses: The following institutional uses, provided that principal buildings shall be located not less than 20 feet from adjoining lot lines in a residential district.

Cemeteries

Churches

Day Care Home

Golf Course

Police and Fire Stations

Private Outdoor Recreation Centers

Public Libraries

Public Open space, including customary public parks

Public Outdoor Recreation Centers

Public Swimming Pool

Schools, Public or Private, to be used for elementary, junior and senior high, with adjacent space for playgrounds, athletic fields, dormitories and other accessory uses required for operation

Seminaries, convents, monasteries and similar religious institutions, including dormitories and other accessory uses required for operation

(C) *Residential, single family, low density, R-1A.*

(1) Permitted uses same as R-1 District.

(2) Special uses same as R-1 District.

(D) *Residential, single family and two-family, low density, R-2.*

(1) Permitted uses:

Same as R-1 District

Duplexes

Zero Lot Line Duplexes

(2) Special uses:

Same as R-1 District

Assisted Care Facility

(E) *Residence District, multiple family, medium density, R-3.*

(1) Permitted uses:

Duplexes

Zero Lot Line Duplexes

Day Care Homes

Multiple Family, Attached Dwelling Units

Congregate Housing

Assisted Care Facility

(2) Special uses:

Same as R-1 District

Nursing homes

Family Care Facility

Group Care Facility

Shelter Care Facility

(F) *R-3A Residential District, Multiple Family, Medium Density Four-Plex.*

(1) Permitted Uses: only apartment buildings with four dwelling units.

(2) Special Uses: None.

(G) *Residence-Mobile Home District, RM-4.*

(H) *Residence-Office District.* (Obsolete -- See Appendix A)

(I) *Community Business District, B-1.*

(1) Permitted uses:

Antique, Coin, Stamp and Other Collectibles Shop

Art Galleries

Art Supplies

Banks and Financial Institutions

Barber Shops

Beauty Parlors

Bed and Breakfast

Book Stores

Restaurants without drive-through facilities

Camera and Photographic Supply

Candy Shops

Churches

Clubs - private

Convenience Stores, no gasoline sales

Day Care Center

Delicatessens

Dress Making

Drug Store without liquor sales

Dry Cleaning

Funeral Homes

Gift Shops

Golf Course

Ice Cream Shops

Jewelry Stores

Laundromat

Libraries

Locksmith Shops

Millinery Shops

Museums

Offices

Parking, Off-street

Public Swimming Pool

Shoe Repair

Stationery store

Tailor Shops

Video Sales and Rentals

(2) Special uses:

Animal Hospitals without outside runs or boarding

Community Centers

Fire Stations

Health Service Facility

Owner-occupied Dwelling Units above first floor

Satellite Receiving Station or uplinks, commercial

(J) *General Business District, B-2.*

(1) Permitted uses:

Advertising sign shops

Animal Hospitals

Auction houses and rooms, excluding livestock

Auto Parts

Automobile service stations

Automotive repairs and auto body repair and painting

Bakers

Banquet Halls

Boat Sales

Bicycle stores, sales, rentals and repairs

Blueprinting establishments

Bowling alleys

Building material sales without outdoor storage

Business machine sale and services

Business schools

Car Wash

Carpet and rug stores

Casket and casket supplies

Catering establishments

Clothing and costume rental establishments

Commercial printing

Community centers

Construction offices

Crematorium

Currency exchanges

Dance halls

Diet centers

Dental laboratories

Department stores

Drug sales with liquor sales

Electric shops

Electrical appliance stores

Electronic sales and service

Exterminating
Feed stores
Frozen food shops and lockers
Fuel sales, retail only
Furniture stores
Furrier shops
Garages
Garden supply stores
Golf course
Greenhouses
Grocery stores
Gymnasium
Hat and repairs
Hardware stores
Hobby shops
Hotels
Household appliance stores
Ice sales, retail only
Interior decoration shops
Laundries
Leather goods
Liquor stores
Mail order houses

Meeting halls

Medical appliances

Medical laboratories

Motels

Motor vehicle equipment sales

Motor vehicle sales

Musical instrument, sales and repairs

Newspaper offices

Office supply stores

Orthopedic appliance stores

Paint

Parking, commercial

Pet shops

Pawn shops

Photographic, studio, sales and service

Picture framing

Plumbing shop

Private Club or Lodge

Pool Halls

Post office

Public Swimming Pool

Radio broadcasting

Recording studios

Recreation building

Research laboratories

Restaurants, with drive-through facilities

Restaurants and bars with live entertainment and dancing

School supply stores

Schools, dance, music

Sewing machine sales and service

Shoe stores

Skating rinks, indoor

Small engine repair

Sporting goods

Taxidermists

Telephone offices

Testing laboratories

Television broadcasting studios

Theaters

Toy stores

Trade schools

Trailer sales

Transportation ticket offices

Travel bureaus

Variety stores

Video arcades

Vending machines, sales and service

Wholesale establishments - storage limited to samples

All retail uses compatible with the foregoing list

(2) Special uses:

Antenna towers

Electrical distribution centers

Fire stations

Hospitals

Police stations

Private outdoor recreation centers

Public outdoor recreation centers

Taverns

Zoo

(K) *Restricted Performance Manufacturing, I-1.*

(1) Permitted uses:

(a) Uses permitted in the I-1 District are subject to the following condition: Dwelling units and lodging rooms are not permitted, except for watchmen's quarters.

(b) The following uses are permitted in the I-1 District:

1. Any establishment, engaged in production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products.

2. Self storage mini-warehouse.

(2) The following additional uses:

Adult uses, pursuant to a permit granted in accordance with [Chapter 161](#) of this Code of Ordinances

Arenas, open or enclosed

Auditoriums, open or enclosed

Auto laundries

Automobile service stations

Building material sales with outside storage

Bus terminals and garages

Cartage and express facilities

Construction equipment storage

Contractors' office, shops and yards

Dental service facilities

Dry cleaning plant

Dwelling units for watchmen and their families, when located on the premises where employed

Electric, wholesale

Electric, gas, telephone and water service substations

Extermination

Feed sales and service

Fertilizer sales and services

Fire stations

Food locker

Fuel sales

Furniture, repair and upholstery

Garages for storage, repair and servicing of motor vehicles

Gas regulator stations

Grain elevators

Greenhouses - wholesale

Highway maintenance shops and yards

Hotels sleeping, lodging, eating and related facilities

Ice sales

Laundries

Machinery sales

Mail order houses

Medical service facilities

Motor freight terminals

Offices and lodges of labor organizations

Packing and crating

Police stations

Publishing establishments

Railroad passenger stations

Recreational center building (public and private)

Restaurants - including the sale of liquor in conjunction therewith

Satellite Receiving Station or uplink, commercial

Stadiums, open or enclosed

Taverns

Telephone exchanges

Telephone transmission equipment buildings

Temporary buildings for construction purposes for a period not to exceed the duration of such construction

Temporary real estate tract offices, for the purposes of conducting the sale of lots of the tract upon which such tract office is located,

for a period not to exceed two years

Truck wash

Waterworks

Warehouses

Weighing stations

Wholesale establishments

Accessory uses, incidental to and on the same lot and zoning district as the principal use

(3) Special uses:

Airports, private and commercial

Auxiliary facilities

Flying schools

Grain elevators

Hangars

Heliports and other flight strips

(L) *General Performance Manufacturing; I-2.*

(1) Permitted uses:

All permitted uses in I-1

Air-freight terminals

Fertilizer manufacturing

Railroad-classification yards

Railroad-freight terminals

Railroad-switching yards

Railroad-repair shops

Roundhouses

(2) Special uses:

Same as I-1

Bulk Fuel Sales

Junk Yards

Sanitary landfill

Radio and TV transmitting or relay stations and antennas

Utility-transmission towers

Extraction of minerals

(M) *Planned Unit Development*. See §§ [158.040](#) through [158.059](#).