

Section 4-202.

Uses Permitted.

The following chart establishes the uses permitted in the residential zoning districts in the City. No use is permitted which is not listed as permitted on this chart. “P” indicates whether the use is permitted, subject to review and approval in accordance with Article 3 of this Code. “P*” indicates whether the use is permitted subject to review and administrative site plan approval in accordance with Article 3 of this Code. “SE” indicates that the use is permitted but only through special exception review. No use is permitted unless it complies with the provisions of the zoning district in which it is located and the applicable development standards in Article 5 of this Code.

RESIDENTIAL DISTRICTS					
	R-1	R-2	R-4	R-5	R-6
ACCESSORY USES AND STRUCTURES	P	P	P	P	P
SINGLE FAMILY DWELLINGS	P	P	P	P	
MULTI-FAMILY DWELLINGS (townhouses, etc)			P	P	P
ADULT DAY CARE			SE	SE	SE
ADULT LIVING FACILITIES			SE	SE	SE
CHILD CARE CENTER (6 OR MORE)			SE	SE	SE
COLLEGE/UNIVERSITY DORMITORY			SE*	SE*	SE*
COMMUNITY RESIDENTIAL (6 or less)	P	P	P	P	P
COMMUNITY RESIDENTIAL (7-14)			P*	P*	P*
DAYCARE (5 OR LESS)	P	P	P	P	P
DOCKS, ACCESSORY	P	P	P	P	P
HOME OCCUPATIONS	P	P	P	P	P
HOSPITALS				SE	SE
NURSING OR CONVALESCENT HOMES				SE	SE
PUBLIC FACILITY	P	P	P	P	P
PUBLIC PARK	P	P	P	P	P
RELIGIOUS INSTITUTIONS	SE	SE	SE	SE	SE
SCHOOLS	SE	SE	SE	SE	SE
P = PERMITTED USE					
P* = ADMINISTRATIVE SITE PLAN REQUIRED					
SE = SPECIAL EXCEPTION					

* If a college/university dormitory was included in a master plan approved by the City prior to the adoption of these LDRs, administrative site plan shall be required.

Section 4-302. Uses Permitted

The following chart establishes the uses permitted in the non-residential zoning district in the City. No use is permitted which is not listed as permitted on this chart. “P” indicates whether the use is permitted, subject to review and approval in accordance with Article 3 of this Code. “P*” indicates that the use is permitted with administrative site plan review. “SE” indicates that the use is permitted but only through special exception review. No use is permitted unless it complies with the provision of the zoning district in which it is located and the applicable development standard in Article 5 of this Code.

NON-RESIDENTIAL DISTRICTS					
PERMITTED USES	C1	C2BE	C2BW	C3	M1
ACCESSORY USES AND STRUCTURES	P	P	P	P	P
ADULT BUSINESSES					SE
ADULT DAY CARE (STAND ALONE BUILDING)	P*	P*	P*	P*	P*
ANIMAL BOARDING	P*	P*	P*		P*
ANIMAL GROOMING ESTABLISHMENT	P	P	P	P	
APPLIANCE, FURNITURE, ELECTRONIC RENTALS AND REPAIR	P				P
AUTO SERVICE STATION	SE				SE
BANQUET	P*				P*
BAR, LOUNGE OR TAVERN**	P	P	P	P	SE
PERMITTED USES	C1	C2BE	C2BW	C3	M1
BOAT REPAIR					P*
CATERING KITCHEN	P				P
CHECK CASHING STORE					P
CHILD CARE CENTERS	SE			SE	
COMMUNITY FACILITIES	SE*	SE*	SE*		
CONSIGNMENT SHOPS	P*	P*	P*	P*	
CONVENTION CENTER	SE			SE	
DAY SPA	P	P	P	P	
DRIVE THROUGH	SE	SE	SE	SE	
DRY CLEANING PLANT					P
EDUCATIONAL FACILITIES	SE*		SE*	SE*	
FUNERAL HOMES SE	SE				
GOVERNMENT USES	P	P	P	P	P
GUN SHOPS					SE
HOSPITALS	SE	SE	SE	SE	

HOTEL	P*	P*	P*	P*	
INDUSTRIAL					P
INSTITUTIONAL USES	P*	P*	P*	P*	
LIGHT INDUSTRIAL	SE				P
LIQUOR PACKAGE STORES***	SE	SE	SE		
MANUFACTURING					P
MARINAS		P*			
MECHANICAL CAR WASHING	SE				P
MEDICAL	P	P	P	P	
MUSEUMS				P*	P*
NIGHTCLUBS	SE	SE	SE	SE	SE
NURSING AND CONVALESCENT HOMES	P*		P*		
OFFICE	P	P	P	P	
OUTDOOR STORAGE (AS MAIN USE)					SE
PUBLIC FACILITIES	P	P	P	P	P
PUBLIC PARK	P	P	P	P	P
RECORDING AND TV/RADIO	P	P	P	P	P
RECREATION, INDOOR	P*	P*	P*	P*	P*
RELIGIOUS INSTITUTIONS	SE				
RESEARCH & TECHNOLOGY USES	P				P
RESTAURANTS	P	P	P	P	P*
RETAIL, SALES, SERVICES	P	P	P	P	P****
SCHOOLS	SE	SE	SE	SE	
SCHOOLS, SPECIAL & TECHNICAL	SE	SE		SE	
SELF-SERVICE LAUNDRIES	SE				
SELF STORAGE					P
STUDIOS (FINE ARTS)					P*
TEMPORARY USES	P	P	P	P	P
TOW TRUCK YARD					P*
VEHICLE SALES/DISPLAYS	SE				SE
VEHICLE SALES/DISPLAYS, MAJOR					SE
VEHICLE RENTAL	P*				P*
VEHICLE SERVICE, MAJOR					P*
VEHICLE SERVICE, MINOR	P*				P*
VETERINARY CLINICS	P*	P*	P*		P*
P = PERMITTED USE					
P* = ADMINISTRATIVE SITE PLAN REQUIRED					
SE = SPECIAL EXCEPTION					

* If a college/university dormitory was included in a master plan approved by the City prior to the adoption of these LDRs, administrative site plan shall be required.

** Subject to Chapter 3 of the City's Code.

*** Prohibited in the Arts, Culture and Design Overlay District (AOD) subject to Section 4-403E and Chapter 3 of the City's Code.

******* Retail and personal service uses larger than 1 acre in size are prohibited in the industrial district, in an effort to minimize a depletion of the industrial land supply. Retail Sales and Service uses 1 acre and less in size should front on major east west corridors including NE 146 Street and NE 151 Street.***