



## Proposed Zoning

R3 - Low Density Residential

SD1 - Small-Scale, Mixed-Use

SD2 - Mixed-Use

B4 - General Business

AS OF APRIL 19, 2021  
DRAFT

Land Use	R2	R3	R4	R5	B4	SD1	SD2
Adult foster care facility		C	C	C			C
Assisted living facility			C	R	R	R	R
Boarding school and dormitory		R	R	R	R	R	R
Child caring institution		R	R	R	R	C	
Convalescent, nursing, or rest home			R	R	R	C	C
Emergency shelter			C	C	C		C
Mobile Home Park				C			
Fraternity or sorority house		C	R	R	C	C	C
Home for the aged		C	C	C			
Loft		R	R	R	C/R	R	R
Multiple-family dwelling (up to 8 units*)	C*	C/R	R	R	C	R	C/R
Religious residential facility	C	R	R	R	R	R	R
Residential use combined in structures with permitted commercial uses				R	C/R	C/R	R
Pre-Release adjustment center		C	C	C	C		
Residential substance abuse service facility		C	C	C	C	C	C
Rooming house			R	R	C	C	C
School building adaptive reuses, residential	C	C					
Shelter for victims of domestic violence		R	C/R	R	R	R	
Single-family detached dwelling	R	R	R	R	C	C	
Single-room-occupancy (SRO) housing, nonprofit			C	C	C	C	C
Town house	C	R	R	R	C	C	C
Two-family dwelling	R	R	R	R	C	C	
All other group living			C	C	C		
All other household living			C	C	C		
All other institutional living			C	C	C		
Civic Land Use	R2	R3	R4	R5	B4	SD1	SD2
Armory					R		
Adult day care center		R	R	R	R	R	R
Auditorium, public					R		
Outdoor entertainment facility					C		
Cemeteries, including those containing mausoleums, crematories, or columbaria	C	C					
Child care center		R	R	R	R	R	R
Customs office							
Educational institution	C	C	C	R	R	R	R
Electric transformer station				C	C	C	C
Family day care home	R	R	R	R		R	
Fire or police station, post office, court house, and similar public bldg		C	C	C	R	R	R
Gas regulator station				C	C	C	C
Governmental service agency					R		R
Group day care home	C	C	C	C			
Hospital or Hospice			C	R	R		C
Library		R	R	R	R	R	R
Museum		R	R	R	R	R	R
Neighborhood center, nonprofit	C	R	R	R	R	R	R
Outdoor art exhibition grounds; sculpture gardens	C	R	R	R	R		
Outdoor recreation facility	C	R	R	R	R	R	R
Outdoor entertainment facility							
Power or heating plant with fuel storage on site					C		
Race track							
Residential-area utility facilities, public	C	C	C				
Religious institution	C	R	R	R	R	R	R
School building adaptive reuses - public, civic, and institutional	C	C	C	C			
School, elementary, middle/junior high, or high	C	R	R	R	R	R	R
Stadium, sports arena					C		
Steam generating plant							
Substance abuse service facility					C		C
Telephone exchange building				C	C	C	C
Water works, reservoir, pumping station, or filtration plant				C	C		C

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Land Use	R2	R3	R4	R5	B4	SD1	SD2
All other community service (Sec. 50-12-42)					C		
All other park and open space (Sec. 50-12-47)		C	C	C	C	R	R
All other recreation (Sec 61-12-27)				C	C	C	C
All other schools (Sec. 50-12-49)						R	R
<b>Commercial Land Use</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>B4</b>	<b>SD1</b>	<b>SD2</b>
Assembly hall					R	R	R
Amusement Park					C		
Animal-grooming shop					R	R	R
Arcade					C		C
Art gallery					R	R	R
Automated teller machine, without drive-up or drive-through facilities					R	R	R
Automated teller machine, with drive-up or drive-through facilities					C		
Bake shop, retail					R	R	R
Bank with drive-up or drive-through facilities					C		
Bank without drive-up or drive-through facilities					R	R	R
Banquet Hall					C	R	R
Barber or beauty shop					R	R	R
Bed and breakfast inn		C	C	C	C	C	
Brewpub or microbrewery or small distillery (+/- 3,000 sf or CBD)					C/R	C/R	R
Business college or commercial trade school				R	R		C
Cabaret (CBD)					C/R		C
Casinos and casino complexes							
Commissary					R		
Customer service center with drive-up or drive-through facilities					C		
Customer service center without drive-up or drive-through facilities					R		C
Dance hall, public (CBD)					C/R		C
Drive-in theater							
Dry cleaning, laundry, or Laundromat					R	R	R
Employee recruitment center					C		
Establishment for the sale of beer or intoxicating liquor for consumption on the premises (CBD or 3000+/-)					C/R	C/R	R
Financial services center (without drive-up or drive-through)					C		
Financial services center, with drive-up or drive-through					C		
Firearms dealership					C		
Firearms target practice range, indoor					C		
Fireworks sales							
Food stamp distribution center					C		
Go-cart track, mini-golf, other outdoor commercial recreation					C		
Hotel (CBD)			C	C	C/R	C	C
Kennel, commercial					C	C	C
Lodging house, public					C		
Medical or dental clinic, physical therapy clinic, or massage therapy clinic			C	R	R	R	R
Mortuary or funeral home					R		R
Motel			C	C	C		C
Motor vehicle filling station					C		C
Motor vehicle services, major					C		
Motor vehicle services, minor					C		C
Motor vehicle washing					C		
Motor vehicle, new, storage lot accessory to saleroom					R		
Motor vehicle, used, storage lot accessory to saleroom					C		
Motor vehicles, new, salesroom or sales lots					R		
Motor vehicles, used, salesroom or sales lots					C		
Motorcycles, retail sales, rental or service					C		
Nail salon					R	R	R
Office, business or professional					R	R	R
Parking lots or parking areas	C	C	R	R	C/R	C/R	R/C
Parking structure				C	R	C	C
Pawnshop					C		
Pet shop					R	R	R

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Land Use	R2	R3	R4	R5	B4	SD1	SD2
Plasma donation center					C		
Pool or billiard hall					C	C	C
Printing or engraving shops					C	R	C/R
Private club, lodge, or similar use			C	C	R	C	C
Produce or food markets, wholesale							
Public center limited sales and service							
Public lodging house					C		
Radio or television station					R	C	R
Radio, television, or household appliance repair shop					R	C	C
Rebound tumbling center					C		
Recording studio or photo studio or video studio, no assembly hall					R	R	R
Recreation, indoor commercial and health club					R	R	R
Rental hall (+/- 3000sf)					C	C/R	R
Restaurant, carry-out or fast-food without drive up or drive through					C/R	R	R
Restaurant, carry out or fast food, with drive up or drive through					C/R		
Restaurant, standard, with drive up or drive through facilities					C/R		
Restaurant, standard, without drive-up or drive-through facilities					C/R	C/R	R
Retail sales and personal service in multiple-residential structures				C	R		R
Retail sales and personal service in business and professional offices					R		R
School or studio of dance, gymnastics, music, art, or cooking					R	R	R
School building adaptive reuses - retail, service, commercial	C	C	C	C			C
Secondhand stores and secondhand jewelry stores					C	C	C
Shoe repair shop					R	R	R
Specially designated distributor's (SDD) or specially designated merchant's (SDM) establishment					C	C	C
Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade							
Stores of a generally recognized retail nature whose primary business is the sale of new merchandise					R	R	R
Tattoo and/or piercing parlor					C		C
Taxicab Dispatch					C		
Theater and Concert café, excluding drive-in theaters (+/- 150 seats)					C	C	C/R
Trailer coaches or boat sale or rental, open air display					C		
Trailers, utility, or cement mixers, pneumatic-tired, sales, rental, or service; moving truck/trailer rental lots					C		
Veterinary clinic for small animals					R	R	R
Youth hostel/hostel		C	C	C	C	C	C
All uses specified in Sec. 50-11-206 where located within 1/2 mile of transit				C			
The following uses where not more than 3000sf, no drive-up, building older than 2017, and within 1/2 mile of transit: Animal grooming, Art gallery, ATM, Bank, Bake shop, Office, Personal service establishments in Sec. 50-16-341, Printing or engraving shops, Radio, television, or household appliance repair shop, Restaurants without alcohol, School or studio of dance, gymnastics, music, art, or cooking, Tattoo and/or peircing parlor, and Veterinary clinic for small animals				C			
All other assembly uses					C		
All other restaurant uses					C		
All other office					C	C	C
All other commercial parking						C	C
All other retail sales, retail oriented					C		
All other sales, service oriented					C	C	C
Industrial Land Use	R2	R3	R4	R5	B4	SD1	SD2
Abattoir, slaughter house							
Baling of waste paper or rags							
Blueprinting shop					R		
Boiler repairing							
Chemical materials blending or compounding but not involving chemicals manufacturing							
Cold Storage Plant							
Confection manufacture					R/C	R	R
Construction equipment, agricultural implements, and other heavy equipment repair or service							

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Containerized freight yard							
Contractor yard, landscape or construction							
Dental products, surgical, or optical goods manufacture					C		
Elevator, food grain; feed/grain mill							
Explosives storage							
Food catering establishment					R/C	R	R
Garbage, offal, dead animal reduction; Recycling Center							
Incinerator; Hazardous waste, Radioactive waste facilities							
Intermodal freight terminal							
Ice manufacture					C		
Jewelry manufacture					R/C	R	R
Junkyard							
Laundry, industrial							
Lithographing, and sign shops					R/C	R	R
Lumber yard							
Machine shop					C*	C	C
Newspaper (daily) publishing or printing							
Outdoor operations of all manufacturing and production land uses							
Outdoor storage yard							
Railroad transfer and storage tracks							
Research facilities							
Research or testing laboratory					C		
Rendering Plant							
Sewage disposal plant							
Scrap tire storage, processing, or recycling facility							
Salt works							
Steel warehousing							
Tank storage, oil, gas							
Tires, used; sales and/or service							
Toiletries or cosmetic manufacturing					C		
Tool sharpening or grinding							
Tool, die, and gauge manufacturing					C		
Towing service storage yard							
Trade services, general					R	C/R	C/R
Transfer station for garbage, refuse, or rubbish							
Trucking terminals, transfer buildings, truck garage, recreation vehicle storage, open areas for parking of commercial vehicles							
Truck stops							
Used auto parts sales							
Waste / scrap materials: indoor storage, handling, transfer							
Wearing apparel manufacturing					R/C	R	R
Welding shops					C*	C	C
All other							
General: Very high-impact manufacturing or processing as defined in Sec. 61-16-201							
General: High-impact manufacturing or processing as defined in Sec. 61-16-102							
General: High/medium-impact manufacturing or processing as defined in Sec. 61-16-102					C*	C - furniture manu only	C - furniture manu only
General: Low/medium-impact manufacturing or processing as defined in Sec. 61-16-124(a) Art needlework (b) Canvas goods manufacture (c) Cigar or cigarette manufacture (d) Clock or watch manufacture (e) Coffee roasting (f) Door, sash, or trim manufacture (g) Draperies manufacture (h) Flag or banner manufacture (i) Glass blowing (j) Knit goods manufacturing (k) Leather goods manufacture or fabrication					R*	R	R

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Land Use	R2	R3	R4	R5	B4	SD1	SD2
General: Low-impact manufacturing or processing as defined in Sec. 61-16-124 <input type="checkbox"/> bakeries <input type="checkbox"/> bottling of alcoholic products <input type="checkbox"/> creameries <input type="checkbox"/> food products manufacturing or processing, but excluding slaughtering or rendering <input type="checkbox"/> manufacture of musical instruments, toys, novelties, metal or rubber stamps, or other small molded rubber products <input type="checkbox"/> soda water or soft drink manufacturing or bottling establishments					R	R	R
All other							
<b>Warehouse Land Use</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>B4</b>	<b>SD1</b>	<b>SD2</b>
Vending machine commissary					C		
Wholesaling, warehousing, storage buildings, or public storage houses					C		

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