

**Sec. 8-3025. Regulations as to uses.**

Within the various zoning districts established by this chapter and designated on the zoning map, no building, structure or land shall be constructed, erected, altered, used or maintained, except as provided in the following schedules, number and entitled as follows:

- (a) *Provisions regarding uses in C districts and R districts.* Permitted uses in the various “C” districts and “R” districts are identified by the letter “X” in the appropriate column of the use schedule. Uses permitted subject to the approval of the Board of Appeals in the various C districts and R districts are indicated by the letter “B” in the appropriate column of the use schedule. Uses marked with a “B1” shall require the submittal of a site development plan to the Metropolitan Planning Commission for review and approval when the use contains three acres or more. The plan shall identify all proposed buildings, parking areas, driveways, curb and median cuts, proposed buffers, and such other information as may be required by the Metropolitan Planning Commission for its review.

<b>Index for Conservation (“C”) and Residential (“R”) Districts Use Schedule</b>	
<b>Use</b>	<b>Use No.</b>
Accessory auto sales lot incidental to a franchised new automobile dealership	46b
Accessory dwelling structure	6
Accessory farm dwelling unit	5
Accessory storage or parking lot as a principal use	46a
Accessory use	53
Accessory use tour house	60b
Administrative office for city-sponsored neighborhood housing service district	48
Adult day care center	18m
Agricultural produce stands	41
Agriculture general	37
Agriculture personal	38
Agriculture restricted	35
Airport	26
Ambulance service or rescue squad	19a
Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon	37b
Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon	37a
Announcement sign	55c
Antique shops	61
Apartment building used by a college (mixed use)	8
Artist studio and/or gallery	60c
Automobile parking lot or parking garage (parking garage may provide gasoline pumps)	46
Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	47
Bed and breakfast homestay	12

<b>Index for Conservation (“C”) and Residential (“R”) Districts Use Schedule</b>	
<b>Use</b>	<b>Use No.</b>
Bicycle shop	48c
Book and stationery stores, including office supplies and printing businesses	59
Catering services	69
Cemetery	45
Ceramic studio and shop	64
Child care center	22b
Children’s home	19
Church and other places of worship	15
Club or lodge	34
Cocktail lounges, nightclubs, taverns and package stores	66
College dormitory	13
Colleges and universities	21
Commercial greenhouses or plant nursery	44
Communication equipment, rental service	64d
Congregate care home for the mentally retarded (over 15 persons)	18i
Congregate personal care home for the elderly (16 or more persons)	18g
Congregate personal care home for the mentally ill (16 or more persons)	18c
Convent or monastery	16
Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature	60
Customary auxiliary retail sales and services in connection with a hotel, office building or institutional use	51
Day nurseries and kindergartens	22a
Dwelling, one-family	1
Dwelling, two-family	2 & 2a
Dwelling, multi-family	3
Dwelling, three and four-family	2b
Eleemosynary or philanthropic institutions	18
Emergency shelters for homeless persons	18j
Facilities for fishing, boating, hunting and swimming	32
Family adult day care center	18n
Family personal care home for the elderly (six or fewer persons)	18q
Family personal care home for the handicapped (six or fewer persons)	18p
Florist shops	58
Food service centers for homeless persons	18l
Forestry	36
Fraternity and sorority houses	10
Funeral homes and crematory	50
Golf course	30
Grocery, confectionary, bakery, pastry shop and similar neighborhood service facilities	67
Group care home for the abused or mistreated (seven to 15 persons)	18e
Group care home for the elderly (seven to 15 persons)	18f

<b>Index for Conservation (“C”) and Residential (“R”) Districts Use Schedule</b>	
<b>Use</b>	<b>Use No.</b>
Group care home for the mentally retarded (seven to 15 persons)	18h
Group personal care home for the mentally ill (seven to 15 persons)	18b
Heliport, helistop	26a
Home occupation	52
Homes for chemically dependent persons	18d
Hospitals and care homes	17
Hostel	9a
Hotel, motel, motor lodge	11
Inn	14
Interior decorating business	51a
Laboratories serving professional requirements; medical, dental, optical and similar uses	47b
Laundromats	68
Laundry pickup services	63a
Limited fraternal order or lodge meeting hall	34a
Limited use retail shops	64e
Manufactured dwellings	4
Manufactured home park	8
Mixed use, nonresidential	48a
Mixed use, residential	48b
Mobile home park	8
Noncommercial riding stable	43
Non-profit sheltered work center	18a
Outdoor shooting range	31
Personal service shop	63
Pet cemetery	45a
Pharmacy	57
Photography studio	62
Portable sign	55d
Post office	57a
Private or residential community boat dock or pier	32a
Public use	23
Public utilities	27
Radio or television studio	49
Raising of noncommercial poultry	38
Removal or extraction of any natural material or deposit	40
Residential, manufactured homes	7
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	65b
Restaurant, sit-down or cafeteria, including the serving of malt beer, wine and other alcoholic beverages	65a
Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	65c
Restaurants, sit-down, including the serving of malt beer or wine	65d

<b>Index for Conservation (“C”) and Residential (“R”) Districts Use Schedule</b>	
<b>Use</b>	<b>Use No.</b>
Restaurants, sit-down, including the serving of malt beer or wine	65
Roominghouses and boarding houses	9
Sale of beer and wine by the package when incidental to other principal retail uses	66a
Sanitarium or mental care home	17a
Sanitary landfills or incinerator	28
Satellite dish	53a
School, public or private (K-12)	20
Secondary use (professional office)	47a
Senior citizen congregate housing	18r
Sewage treatment facility	25
Short-term vacation rental	14a
Sign, bus stop bench	56a
Sign, incidental	54
Sign, principal use	55
Sign, principal use	55b
Sign, principal use	55a
Single-room occupancy residences	18o
Specialty craft shops	64c
Specialty shops	64a
Tailor shop	64b
Teaching of music, voice and dance	60a
Temporary use	15a
Transitional shelters for homeless persons	18k
Wildlife refuge	33

### **C and R Use Schedule**

- P-R-T See Section 8-3034 for development standards  
PD-R See Section 8-3035 for development standards  
P-R-6-S See Section 8-3038 for development standards