

List of Uses	B-N
Community Facilities:	
(14) Eleemosynary or philanthropic institution	X
(15) Public uses	X
Including, but not restricted to libraries, fire and police stations, park and recreation facilities. <i>[Use 15 amended September 5, 2013 (13-002493-ZA)]</i>	
(15a) Heliport, helistop	B
(15b) School, public or private (K-12)	X
<i>[Use 15b amended September 5, 2013, (13-002493-ZA)]</i>	
(16) Public utility	X
(17) Sewage treatment plant	-
(18) Telephone exchange	X
(19) Cultural facilities	X
Art galleries, museums, legitimate theaters, library and other facilities of a similar nature.	
<i>[Use 19 amended 2006, (Z-060721-31276-2)]</i>	
(20) Club or lodge	X
(20a) Assembly halls	X
<i>[Use 20 amended November 19, 2013 (13-002021-ZA)]</i>	
(20b) Day nurseries and kindergartens	X
(20c) Child care center	X
(20d) Adult day care center	X
(20e) Child sitting center	X
(23) Greenhouse and plant nursery	X
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X
Provided all buildings for housing animals shall set back not less than 100 feet from any dwelling place in a residential area and all pens, kennels and runs be within an enclosed structure that has a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52.	
(25a) Animal grooming establishment	X
(29a) Electronic, video or mechanical amusement game arcade (excluding movies, film or photographic machines)	X
(32) Food stores and drugstores	X
Drugstores, meat market, bakery products, dairy products, confectionery shops, and stores of a similar nature.	
(32a) Sale of beer and wine by the package when incidental to other principal retail use.	X
(32b) Sale of beer and wine by the package when incidental to other principal retail grocery, drug or variety stores.	-
(32c) Plant and produce shops	X
(33) Personal service shops	X
Barbershop, beauty shop, health club, massage parlor "as an incidental use," shoe repair, dry cleaning and laundry pick-up station, laundromats, watch repair and services of a similar nature.	
(34) Clothing stores and dry goods	X
Shoestore, men's shops, women's shops, variety stores and stores of a similar nature.	
(35) Home furnishing and hardware	X

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(35a) Furniture repair, including furniture refinishing, refurbishing and upholstery shops	X
(36a) Specialty shops	X
(See Sec. 8-3002 - Definitions)	
(36b) Craft shops	X
(37) Banks and offices	X
Banks, office buildings, loan agencies, professional offices, business offices, and facilities of a similar nature.	
(37a) Mixed use, nonresidential	X
(37b) Mixed use, residential	-
(38) Janitorial services contractor	X
(40) Photography studio	X
(41) Funeral homes and crematory	X
(42) Ambulance service or rescue squad	X
(43a) Radio or television broadcasting studio	X
(43c) Commercial wireless telecommunications facilities (monopole) as permitted by section 8-3191 et seq. Development Standards for Telecommunications Towers and Antennas.	B
(43d) Commercial wireless telecommunications facilities (guyed and lattice) as permitted by section 8-3191 et seq. Development Standards for Telecommunications Towers and Antennas).	-
(44) Telegraph or messenger service	X
(45) Taxi stand	X
Provided that the use shall first be authorized by the mayor and aldermen as set forth in section 6-1421 of the City Code, for the site in question.	
(45a) Taxicab company	X
e. When located adjacent to or across the street from a residential dwelling and/or an institutional use, such use shall be in an enclosed building that has a sound transmission class rate (STC) as set forth in "Architectural Graphics Standards" of not less than 52.	
(46) Freezer locker service, ice storage	X
(46d) Post secondary schools	X
(47) Vocational and technical schools	X
(47b) Fortune telling	X
(47c) Teaching of music, voice, and dance, and studios for the same	X
(47d) Temporary day labor employment center	B
(47e) Personal service schools	X
(48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages	X
Provided, that alcoholic beverages shall only be sold as part of a meal.	
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X
(48b) Cocktail lounges, taverns	B
<i>[Use 48b amended October, 2008 (Z-08219-32971-2)]</i>	
(48c) Package store	B
(48d) Nightclubs	B
Provided that no nightclub shall be established on property which abuts land zoned in the following classifications: R-20, R-10, R-6, R-6-A, R-6-B, R-6-C or R-4.	
<i>[Use 48d adopted October, 2008 (Z-08219-32971-2)]</i>	

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(49) Drive-in restaurant	X
(49a) Fast-food or drive-thru restaurants	X
Provided, that no alcoholic beverage sales shall be permitted.	
(49b) Catering services	X
(50) Fuel station	X
(50a) Indoor car wash	X
(51) Vehicle service, minor	X
(52b) Bicycle and moped sales and service	X
(54) Retail automobile parts and tire store	X
(55) Automobile parking lot or parking garage. May include gasoline pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility).	X
(57) Laboratory serving professional requirements, dentists, medical, etc.	X
(61a) Small electric motor repair	X
(62) Locksmith, gunsmith and similar activities	B
(63a) Prefabricated structures sales lot	X
(63b) Pest control	X
(70) Printing or letter shop	X
(75b) Self-storage miniwarehouse	B
n. Dry cleaning plants and laundry plants	X
(86) Principal use sign	X
Incidental Uses:	
(88) Incidental use sign	X
(88a) Bus stop bench signs	X
(90) Accessory uses	X
Provided, that temporary accessory uses or buildings shall not be permitted for more than a 24-month period.	
(90a) Satellite dish	X

Sec. 8-3040. Planned unit development institutional (PUD-IS-B).

(a) *Definition.* Under this district, institutional, professional, or office development, and residential townhouses, apartment row houses, and/or condominium units shall be permitted on a lot or tract of land consisting of less than three acres. The net dwelling unit density for this zone shall be established at the time of rezoning. The density to be established shall be recommended by the metropolitan planning commission, but shall not be more than 24 units per net acre. In establishing a density standard, the MPC shall consider the following conditions, among others:

- (1) The traffic that will be generated by the proposed development in comparison to uses permitted under the existing zoning classification.
- (2) The capacity of water and sewer systems to accommodate the proposed development.
- (3) Compatibility of the development with the surrounding land uses.

(b) *Permitted uses.*

- (1) *Cultural facilities.* Art galleries, museums, legitimate theaters, libraries, churches, public and private schools, and other uses similar in character to those listed.
- (2) *Offices of health services/practitioners.* Hospitals, physicians, surgeons, dentist and dental surgeons, osteopathic physicians, chiropractors and other licensed practitioners similar to those listed.
- (3) *Health service clinic.* Including a pharmacy as an accessory use
- (4) *General office uses.* Sales representatives, legal service, engineering and architectural, accounting, auditing, bookkeeping, finance, real estate, insurance, and others similar in character to those listed.
- (5) *Other uses.* As approved by the mayor and aldermen. A request for special use shall follow the procedure for a map amendment in accordance with section 8-3182. Review criteria shall be in accordance with section 8-3163(b), provided, however, that the required findings shall be made by the MPC and the mayor and aldermen.

- (6) *Maximum density.* Townhouse, apartment row house and/or condominium units at a maximum density of not greater than 24 units per net acre.
 - (7) *Accessory and incidental uses.* Accessory eating and drinking facilities and other necessary incidental uses associated with allowed principal uses when approved as part of the site plan review. Such incidental uses may include the serving of meals and beverages when such services are restricted to registered occupants of the facility and to their guests and are not available or for sale to the general public.
- (c) *Design standards.*
- (1) *Buffer.* A 25-foot natural or landscaped buffer shall be provided adjacent to every exterior subdivision property line excluding portions abutting a street right-of-way. Where the development property line abuts a residential use, this buffer shall be not less than 50 feet. This is to be maintained as part of the common open area for the development. However, where like-kind or similar type development adjoins, a buffer shall not be required.
 - (2) *Street frontage.*
 - a. PUD-IS-B zones shall front a major arterial or collector street.
 - b. The minimum setback requirements are as follows:
 - 1. Major arterial: 35 feet from the right-of-way;
 - 2. Collector: 30 feet from the right-of-way;
 - 3. Minor: 30 feet from the right-of-way. However, this distance may be reduced if approved as part of the PUD.
 - (3) *Signage.*
 - a. One sign shall be allowed for each institutional use. Illumination shall be of interior, nonflashing design or indirectly lighted.

- b. One master identification sign identifying the planned institutional area shall be allowed provided that:
 - 1. One freestanding sign shall be permitted for the first 200 feet of frontage, and one additional freestanding sign shall be permitted for every additional 300 feet of frontage contained in the project; and
 - 2. The combined display area of all freestanding signs shall not exceed three square feet for each foot of frontage.
- (4) *Maximum size.* One square foot of sign area shall be allowed for each linear foot of building frontage, not to exceed 30 square feet.
- (5) *Off-street parking.* Off-street parking shall comply with the zoning ordinance requirements.
- (6) *Outdoor storage and display.* There shall be no outdoor storage or display.

Variances. Variances from the regulations set forth for planned unit development zoning districts may be authorized by the MPC provided that:

- (1) The plan proposed by an applicant, while not strictly in accord with the PUD regulations, meets the public purposes and provides and maintains the amenities intended for the planned unit development.
- (2) In the particular circumstances of the case, strict application of all regulations is not necessary for the accomplishment of public purposes or the provision of public protection.
- (3) Such variances may be granted by the commission at the time of the preliminary plat approval.

Permitted Uses in the R-6 District

<i>Use</i>	
Residential Types:	
(1) One-family dwelling:	
a. Detached	X
(15) Church and other places of worship	B1
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X
(16) Convent or monastery	B1
(18) Eleemosynary or philanthropic institutions	B1
(18n) Family adult day care center	X
(18p) Family personal care home for the handicapped (six or fewer persons)	X
(20) School, public or private (K-12)	B
(22a) Day nurseries and kindergartens	B
(22b) Child care center	B
(23) Public use	B
(27) Public utilities	X
(30) Golf course	B
(32a) Private or residential community boat dock or pier	X
(48) Administrative office for city-sponsored neighborhood housing service district	X
(52) Home occupation	X
(53) Accessory use	X
(53a) Satellite dish	X
(54) Sign, incidental	X
(55c) Announcement sign	(See section 8-3112 or Special Sign Districts provisions)
(55d) Portable sign	(See section 8-3112 or Special Sign Districts provisions)
(56) Reserved	
(56a) Sign, bus stop benches	X