

Minor Zoning Text Amendments to Driveway Setback Requirements, Land Use Standards, and B, I, and T District Uses and Standards

Proposed Zoning Text Amendments

Sec. 63.310. Entrances and exits.

Adequate entrances and exits to and from the parking facility shall be provided by means of clearly defined and limited drives. The number of curb cuts shall be minimized, and shared curb cuts for adjacent parking areas are encouraged. When driveways no longer lead to legal off-street parking, the driveway and curb cut shall be removed and landscaping and curbing shall be restored.

- (a) Entrances and exits to and from a parking facility on residentially zoned land shall not be across land in a more restrictive residential zoning district.
- (b) Entrances and exits to and from a parking facility in a commercial or industrial zoning district shall not be across land in a residential district.
- (c) Entrances and exits to and from all parking facilities for commercial or industrial uses located in commercial, industrial, or traditional neighborhood districts ~~and zoned other than RL—RT2~~ shall be at least six (6) ~~twenty-five (25)~~ feet from any adjoining property in RL—RT2 zoning districts.

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Sec. 65.182. Nursing home.

A building or structure where aged or infirm persons reside on a twenty-four-hour basis in order to receive nursing care and related services.

Standards and conditions:

- (a) The yard requirements for multiple-family use in the district apply.
- (b) In traditional neighborhood ~~development~~ districts, a facility located within a predominantly residential or mixed-use area shall have direct access to a collector or higher classification street.
- (c) In traditional neighborhood ~~development~~ districts, the site shall contain a minimum of fifty one hundred (50+100) square feet of wheelchair-accessible green outdoor and garden space per resident; ~~consisting of outdoor seating areas, gardens and/or recreational facilities. Public parks or plazas within three hundred (300) feet of the site may be used to meet this requirement.~~

[Outdoor space for nursing home and assisted living facilities in T districts.]

Sec. 65.510. General retail.

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Standards and conditions:

In traditional neighborhood districts, a conditional use permit is required for new construction covering ~~establishments of more than~~ twenty fifteen thousand (20+15,000) square feet of land ~~in floor area~~ to ensure size and design compatibility with the particular location.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 65.532. Photocopying Reserved.

Standards and conditions:

~~In the T1 traditional neighborhood district, the total floor area shall not exceed two thousand five hundred (2,500) square feet. In T2-T4 traditional neighborhood districts, a conditional use permit is required for establishments of more than fifteen thousand (15,000) square feet.~~

~~(Ord. No. 11-27, § 1, 4-20-11)~~

Sec. 65.533. Service business.

Service businesses include provision of services to the general public that produce minimal off-site impacts. Service businesses include but are not limited to the following:

- (a) Barber and beauty shops;
- (b) Dry-cleaning pick-up station;
- (c) Interior decorating/upholstery;
- (d) Locksmith;
- (e) Mailing and packaging services;
- (f) Photocopying
- ~~(f)~~ (g) Radio and television service and repair;
- ~~(g)~~ (h) Shoe repair;
- ~~(h)~~ (i) Tailor shop; and
- ~~(i)~~ (j) Watch repair, other small goods repair.

Sec. 65.534. Service business with showroom or workshop.

Service businesses with showroom or workshop include such things as an office of a contractor (electrical, heating, air conditioning, mechanical, painter, plumber, etc.) along with a showroom and/or workshop.

Standards and conditions in traditional neighborhood districts:

- (a) In T2-T3 traditional neighborhood districts, a conditional use permit is required for new construction covering establishments of more than fifteen thousand (15,000) square feet of land ~~in floor area~~.
- (b) The showroom or sales area shall be located at the front of the building and designed in a manner consistent with traditional storefront buildings. All storage and workshop activities shall be done within a completely enclosed building.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 65.614. Restaurant.

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Standards and conditions:

In T2-T3 traditional neighborhood districts, a conditional use permit is required for establishments of more than fifteen thousand (15,000) square feet in floor area to ensure size and design compatibility with the particular location.

(Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12)

[T4 is used for high-density mixed-use locations where larger restaurants would be compatible and a CUP is not necessary.]

Sec. 65.642. ~~Reserved~~ Dance hall.

~~Any room, place or space open to the general public in which is carried on dancing wherein the public may participate, whether or not a charge for admission for dancing is made (see section 65.644, indoor recreation.)~~

[Dance hall is included in the definition of “indoor recreation” and does not need a separate definition.]

Sec. 65.647. Theater, assembly hall.

Development standards and conditions in traditional neighborhood districts:

- (a) A conditional use permit is required for a facility with a total seating capacity of more than five hundred (500).
- (b) In T2-T3 traditional neighborhood districts, total seating capacity shall not exceed one thousand (1000), and the facility shall not be divided into more than three (3) separate theater/auditorium areas.

Sec. 65.731. Parking facility, commercial.

An off-street parking facility, not accessory to any principal use, for which a fee is charged for the privilege of parking.

Standards and conditions in traditional neighborhood and IT industrial districts:

- ~~(a) In T3M districts, the facility shall be in a mixed use area identified in the master plan for the district.~~
- ~~(a)~~ (b) At least fifty (50) percent of the length of any parking structure facade adjacent to a public street shall consist of retail, office, civic, institutional, residential, or other similar non-parking uses at street level.
- (b) Except in the T2 district, all parking spaces shall be underground or within a parking structure. Thirty (30) percent of the floor area of the commercial parking facility may be counted toward meeting the minimum floor area ratio.
- (c) In the T2 district, commercial surface parking facilities shall not be located within one-quarter (1/4) mile of University Avenue.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-22, § 5, 8-21-13)

[Addition of surface parking lot within the T2 district. The requirement of the T3M, with which everything must conform, is covered by the master plans themselves. It is redundant, and may create confusion to state master plan requirements here.]

Sec. 65.780. Limited production and processing.

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Standards and conditions:

- (a) In T2-T3 traditional neighborhood districts, a conditional use permit is required for new construction covering ~~establishments~~ of more than fifteen thousand (15,000) square feet of land ~~in floor area~~ to ensure size and design compatibility with the particular location.
- (b) All such uses are intended to be compatible with adjacent commercial and service uses. Odors, noise, vibration, glare and other potential side effects of manufacturing processes shall not be discernable beyond the property line.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-57, § 2, 12-4-13)

Sec. 65.782. Printing and publishing.

Standards and conditions:

In T2-T3 traditional neighborhood districts and B2 business districts, a conditional use permit is required for new construction covering establishments of more than fifteen thousand (15,000) square feet of land in floor area to ensure size and design compatibility with the particular location.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-57, § 2, 12-4-13)

Sec. 65.785 Storage facility, rental

Standards and conditions in B4 – B5 business districts:

The facility shall be located within a mixed-use building, shall not exceed 15% of the gross floor area of the building, and shall not be located on the first floor (except for access) or skyway level.

Sec. 65.7865. Warehousing and storage.

Sec. 65.7886. Winery, craft.

Sec. 66.221. Principal uses.

Table 66.221, principal uses in residential districts, lists all permitted and conditional uses in the RL—RM3 residential districts, and notes applicable development standards and conditions.

Table 66.221. Principal Uses in Residential Districts

Use	RL	R1-R4	RT1	RT2	RM1	RM2	RM3	<u>Definition (d)</u> Development <u>Standards (s)</u>
Residential Uses								
<i>Dwellings</i>								
One-family dwelling	P	P	P	P	P	P		<u>(d)</u>
Two-family dwelling			P	P	P	P		<u>(d)</u>
Three-and four-family dwelling				P	P	P	P	<u>(d)</u>
Townhouse				P	P	P	P	✓ <u>(d), (s)</u>
Multiple-family dwelling					P	P	P	<u>(d)</u>
Carriage house dwelling	C	C	C	C	C	C	C	✓ <u>(d), (s)</u>
Cluster development	C	C	C	C	C	C		✓ <u>(d), (s)</u>
Housing for the elderly					P	P	P	<u>(d)</u>
Reuse of large structures	C	C	C	C	C	C	C	✓ <u>(d), (s)</u>
<i>Mixed Commercial-Residential Uses</i>								
Home occupation	P	P	P	P	P	P	P	✓ <u>(d), (s)</u>
<i>Congregate Living</i>								<u>(d)</u>

Use	RL	R1-R4	RT1	RT2	RM1	RM2	RM3	Definition (d) Development Standards (s)
Foster home, freestanding foster care home	P	P	P	P	P	P	P	(d)
Community residential facility, licensed human service	P	P	P	P/C	P/C	P/C	P/C	↘(d), (s)
Community residential facility, licensed correctional					C	C	C	↘(d), (s)
Community residential facility, health department licensed					C	C	C	↘(d), (s)
Emergency housing facility					C	C	C	↘(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	P/C	P/C	P/C	↘(d), (s)
Sober house	P	P	P/C	P/C	P/C	P/C	P/C	↘(d), (s)
Transitional housing facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	↘(d), (s)
Roominghouse, boarding house					C	C	C	↘(d), (s)
Nursing home, boarding care home, assisted living						C	P	↘(d), (s)
Hospice	P	P	P	P	P	P/C	P	↘(d), (s)
Dormitory	P	P	P/C	P/C	P/C	P/C	P/C	↘(d), (s)
Fraternity, sorority	P	P	P/C	P/C	P/C	P/C	P/C	↘(d), (s)
Civic and Institutional Uses								
<i>Educational Facilities</i>								
Day care	P	P	P	P	P	P	P	↘(d), (s)
School, grades K—12	P	P	P	P	P	P	P	↘(d), (s)
College, university, seminary, etc.	C	C	C	C	C	C	C	↘(d), (s)
<i>Social, Cultural, and Recreational Facilities</i>								
Cemetery, mausoleum	C	C	C	C	C	C		↘(s)
Golf course	C	C	C	C	C	C		↘(s)
Public library	P	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	P	
Recreation, noncommercial	C	C	C	C	C	C	C	↘(d), (s)
<i>Religious Institutions</i>								
Church, chapel, synagogue, place of worship	P	P	P	P	P	P	P	
Rectory, parsonage	P	P	P	P	P	P	P	↘(s)
Convent, monastery, religious retreat	P	P	P	P	P	P	P	✓(s)
Public Services and Utilities								
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	P/C	↘(d), (s)
Municipal building or use	P	P	P	P	P	P	P	↘(d), (s)
Utility or public service building	C	C	C	C	C	C	C	↘(d), (s)
Yard waste site, municipal	C	C	C	C	C	C	C	↘(d), (s)
Commercial Uses								
<i>Retail Sales and Services</i>								
Farmers Market	P/C	P/C	P/C	P/C	P/C	P/C	P/C	↘(d), (s)

Use	RL	R1-R4	RT1	RT2	RM1	RM2	RM3	Definition (d) Development Standards (s)
<i>Commercial Lodging</i>								
Bed and breakfast residence	P	P	P/C	P/C	P/C	P/C		✗(d), (s)
<i>Parking Facilities</i>								
Shared commercial parking in institutional lots	C	C	C	C	C	C	C	✗(d), (s)
<i>Transportation</i>								
Railroad right-of-way	C	C	C	C	C	C	C	✗(s)
<i>Limited Production</i>								
Agriculture	P/C	P/C	P/C	P/C	P/C	P/C	P/C	✗(d), (s)
Accessory Uses								
Accessory use	P	P	P	P	P	P	P	
Accessory retail service and office						C	C	✓
Support services in housing for the elderly						P	P	✓

P – Permitted use C – Conditional use requiring a conditional use permit

Notes to table 66.221, principal uses in residential districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 08-640, § 3, 7-9-08; Ord. No. 11-27, § 1, 4-20-11; Ord 13-51, § 4, 11-13-13)

[Addition of this table to the zoning text amendments is to add definition and standard notes in the right column.]

Sec. 66.321. Principal uses.

Table 66.321, principal uses in traditional neighborhood districts, lists all permitted and conditional uses in the T1-T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321. Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Definition (d) Development Standards (s)
Residential Uses					
<i>Dwellings</i>					
One-family dwelling	P	P	P		✗(d), (s)
Two-family dwelling	P	P	P		(d)
Townhouse	P	P	P	P	(d)
Multiple-family dwelling	P	P	P	P	(d)
Carriage house dwelling	C	C	P		✗(d)
Housing for the elderly	P	P	P	P	(d)

Use	T1	T2	T3	T4	Definition (d) Development Standards (s)
<i>Mixed Commercial-Residential Uses</i>					
Home occupation	P	P	P	P	✗(d), (s)
Live-work unit	P	P	P	P	✗(d), (s)
Mixed residential and commercial use	P	P	P	P	
<i>Congregate Living</i>					
Foster home, freestanding foster care home	P	P	P	P	(s)
Community residential facility, licensed human service	P	P	P	P	✗(d), (s)
Community residential facility, licensed correctional	C	C	C	C	✗(d), (s)
Community residential facility, health department licensed	C	C	C	C	✗(d), (s)
Emergency housing facility	C	C	C	C	✗(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	✗(d), (s)
Transitional housing facility	P/C	P/C	P/C	P/C	✗(d), (s)
Sober house	P/C	P/C	P/C	P/C	✗(d), (s)
Roominghouse, boardinghouse	C	P	C	C	✗(d), (s)
Nursing home, boarding care home, assisted living	P	P	P	P	✗(d), (s)
Hospice	P	P	P	P	✗(d), (s)
Dormitory	P/C	P	P	P	✗(d), (s)
Fraternity, sorority	P/C	P	P	P	✗(d), (s)
Civic and Institutional Uses					
<i>Educational Facilities</i>					
Day care	P	P	P	P	✗(d), (s)
School, grades K—12	P	P	P	P	✗(s)
College, university, seminary, etc.	P	P	P	P	✗(d), (s)
Trade school, arts school, dance school, etc.	P	P	P	P	
<i>Social, Cultural, and Recreational Facilities</i>					
Club, fraternal organization, lodge hall		P	P	P	d
Museum	P/C	P	P	P	✗(s)
Public library	P	P	P	P	
Public and private park, playground	P	P	P	P	
Recreation, noncommercial	P	P	P	P	(d)
<i>Religious Institutions</i>					
Church, chapel, synagogue, place of worship	P	P	P	P	
Rectory, parsonage	P	P	P	P	(s)
Convent, monastery, religious retreat	P	P	P	P	
Public Services and Utilities					
Antenna, cellular telephone	P/C	P/C	P/C	P/C	✗(d), (s)

Use	T1	T2	T3	T4	Definition (d) Development Standards (s)
Municipal building or use	P	P	P	P	✓(s)
Utility or public service building	C	C	C	C	✓(d), (s)
Commercial Uses					
<i>Offices</i>					
Administrative office	P	P	P	P	
Artist, photographer studio, etc.	P	P	P	P	(d)
Insurance office, real estate office, sales office	P	P	P	P	
Professional office	P	P	P	P	(d)
<i>Medical Facilities</i>					
Clinic, medical or dental	P	P	P	P	(d)
Hospital		C	C	C	✓(d)
Medical laboratory	P	P	P	P	
Veterinary clinic		P	P	P	✓(d), (s)
<i>Retail Sales and Services</i>					
General retail		P/C	P/C	P/C	✓(d), (s)
Bank, credit union	P	P	P	P	
Business sales and services		P	P		(d)
Drive-through sales and services, primary and accessory		C			✓(s)
Dry cleaning, commercial laundry		P	P	P	✓(s)
Farmers market	P/C	P/C	P/C	P/C	✓(d), (s)
Food and related goods sales		P/C	P/C	P/C	✓(d), (s)
Food shelf	P	P	P	P	(d)
Garden center, outdoor		P	P	P	✓(d), (s)
Laundromat, self-service		P	P	P	
Liquor store		P/C	P/C	P/C	✓(s)
Massage center	P	P	P	P	(d)
Mortuary, funeral home		P	P	P	
Photocopying	P	P/C	P/C	P/C	✓
Post office	P	P	P	P	
Service business	P	P	P	P	(d)
Service business with showroom or workshop		P/C	P/C	P/C	✓(d), (s)
Small appliance repair		P	P	P	
Tattoo shop		P	P	P	
Tobacco products shop		P/C	P	P	✓(d), (s)
<i>Food and Beverages</i>					
Bar		P/C	P/C	P/C	✓(d), (s)

Use	T1	T2	T3	T4	Definition (d) Development Standards (s)
Brew on premises store		P	P	P	✓(d), (s)
Catering		P	P	P	
Coffee shop, tea house	P/C	P/C	P/C	P/C	✓(d), (s)
Restaurant		P/C	P/C	P/C	✓(d), (s)
Restaurant, carry out, deli		P/C	P/C	P/C	✓(d), (s)
Restaurant, fast food		P/C	P/C	P/C	✓(d), (s)
Restaurant, outdoor		P	P	P	✓(s)
<i>Commercial Recreation, Entertainment and Lodging</i>					
Bed and breakfast residence	P	P	P	P	✓(d)
Hotel, inn		P	P	P	
Health/sports club		P	P	P	(d)
Indoor recreation		C	C	C	✓(d), (s)
Reception hall/ <u>rental hall</u>		<u>C</u>	C	C	
Theater, assembly hall		<u>C/P</u>	<u>C/P</u>	<u>C/P</u>	✓(s)
<i>Automobile Services</i>					
Auto body shop				C	✓(d), (s)
Auto convenience market		C	C		✓(d), (s)
Auto service station		C	C		✓(d), (s)
<i>Parking Facilities</i>					
Parking facility, commercial		<u>C</u>	C	C	✓(d), (s)
<i>Transportation</i>					
Bus or railroad passenger station			C	C	
Railroad right-of-way	C	C	C	C	✓(s)
<i>Limited Production and Processing</i>					
Agriculture	P/C	P/C	P/C	P/C	✓(d), (s)
Brewery, craft		P/C	P/C	P/C	✓(d), (s)
Distillery, craft		P/C	P/C	P/C	✓(d), (s)
Limited production and processing		P/C	P/C	P/C	✓(d), (s)
Mail order house		P	P	P	
Printing and publishing		P/C	P/C	P/C	✓(s)
Winery, craft		P/C	P/C	P/C	✓(d), (s)
Accessory Uses					
Accessory use	P	P	P	P	

P – Permitted use C – Conditional use requiring a conditional use permit

Notes to table 66.321, principal uses in traditional neighborhood districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

Sec. 66.331. Density and dimensional standards table.

Table 66.331, traditional neighborhood district dimensional standards, sets forth density and dimensional standards that are specific to traditional neighborhood districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

Table 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Building Height (feet)		Yard Setbacks (feet)		
	Min. - Max. (a)	Area (sq. ft.) (a)	Width (feet)	Min.	Max.	Front Min.-Max.	Side Min.	Rear Min.
T1								
1-family dwelling	6 - 12 units/acre (b)	3500 (b)	30	none	35 (e)	15 – 25 (i)	(k)	15
2-family/townhouse	8 - 20 units/acre (b)	2000 (b)	20	none	35 (e)	10 – 25 (i)	(k)	15
Multifamily	10 - 25 units/acre (b)	1700 (b)	n/a	none	35 (e)	10 – 25 (i)	(k)	(k)
Nonresidential or mixed use	0.3 - 1.0 FAR	n/a	n/a	none	35 (e)	0 - 45 25	(k)	(k)
T2								
1-family dwelling	6 - 12 units/acre (b)	3500 (b)	30	none	35 (e)	15 – 25 (i)	(k)	15
2-family/townhouse	8 - 20 units/acre (b)	2000 (b)	20	none	35 (e)	10 – 25 (i)	(k)	15
Multifamily	FAR as for mixed use	n/a	n/a	none	35 (e), (f)	10 – 25 (i)	(k)	(k)
Nonresidential or mixed use	0.3 - 2.0 FAR with surface parking and 0.3 - 3.0 FAR with structured parking (c)	n/a	n/a	none	35 (e), (f)	0 – 10 (j)	(k)	(k)
T3								
1-family dwelling	8 - 12 units/acre (b)	3500 (b)	30	25	35 (e)	15 – 25 (i)	(k)	15
2-family/townhouse	10 - 20 units/acre (b)	2000 (b)	20	25	35 (e)	10 – 25 (i)	(k)	15
Multifamily	0.5 - 3.0 FAR (d)	n/a	n/a	25	45 (e),(g),(l)	10 – 25 (i)	(k)	(k)
Nonresidential or mixed use	0.5 - 3.0 FAR (d)	n/a	n/a	25	55 (e),(g),(l)	0 – 10 (j)	(k)	(k)
T4								
Multifamily	0.5 min. FAR (d)	n/a	n/a	25	75 (e), (h)	10 – 25 (i)	(k)	(k)
Nonresidential or mixed use	0.5 min. FAR (d)	n/a	n/a	25	75 (e), (h)	0 – 10 (j)	(k)	(k)

Min. - Minimum

Max. - Maximum

FAR - Floor Area Ratio

n/a - not applicable

Sec. 66.344. Traditional neighborhood ~~T3-T4~~ district planning requirements.

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- (b) *Master plan.* For a contiguous area ~~any T3 or T4 district~~ of at least fifteen (15) acres ~~or more in area in~~ traditional neighborhood districts, a master plan may be provided for review and recommendation by the planning commission and approval by city council resolution. The master plan may be already in existence, or it may be prepared by city staff or by the applicant or developer. A ~~T3 or T4~~ traditional neighborhood area for which a master plan has been adopted by the city council shall be designated as a T1M, T2M, T3M, and/or T4M district. The master plan may include the following information.

Sec. 66.421. Principal uses.

Table 66.421, principal uses in business districts, lists all permitted and conditional uses in the OS—B5 business districts, and notes applicable development standards and conditions.

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	<u>Definition (d)</u> <u>Development</u> <u>Standards (s)</u>
Residential Uses								
<i>Dwellings</i>								
One-family dwelling			P					<u>(d)</u>
Two-family dwelling			P					<u>(d)</u>
Townhouse			P					<u>(d)</u>
Multiple-family dwelling	P		P			P	P	<u>(d)</u>
Carriage house dwelling			C					↙ <u>(d), (s)</u>
Housing for the elderly	P		P			P	P	<u>(d)</u>
<i>Mixed Commercial-Residential Uses</i>								
Home occupation	P	P	P	P	P	P	P	↙ <u>(d), (s)</u>
Live-work unit			P					↙ <u>(d), (s)</u>
Mixed residential and commercial use	P	P	P	P	P	P	P	↙ <u>(d), (s)</u>
<i>Congregate Living</i>								
Foster home, freestanding foster care home	P	P	P	P	P	P	P	↙ <u>(d), (s)</u>
Community residential facility, licensed human service	P	P	P	P	P	P	P	↙ <u>(d), (s)</u>
Community residential facility, licensed correctional			C	C	C	C	C	↙ <u>(d), (s)</u>
Community residential facility, health department licensed			C	C	C	C	C	↙ <u>(d), (s)</u>
Emergency housing facility			C	C	C	C	C	↙ <u>(d), (s)</u>
Overnight shelter							C	↙ <u>(d), (s)</u>
Shelter for battered persons	P/C	P/C	P/C	P/C	P	P	P	↙ <u>(d), (s)</u>
Transitional housing facility	P/C	P/C	P/C	P/C	P	P	P	↙ <u>(d), (s)</u>
Sober house	P/C	P/C	P/C	P/C	P/C	P/C	P/C	↙ <u>(d), (s)</u>
Roominghouse, boardinghouse			C			P	P	↙ <u>(d), (s)</u>
Nursing home, boarding care home, assisted living			C			P	P	↙ <u>(d), (s)</u>

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Development Standards (s)
Hospice	C	C	P/C	C	P	P	P	✗(d), (s)
Dormitory			P/C			P	P	✗(d), (s)
Fraternity, sorority			P/C					✗(d), (s)
Civic and Institutional Uses								
<i>Educational Facilities</i>								
Day care	P	P	P	P	P	P	P	(d), (s)
School, grades K-12	P	P	P	P	P	P	P	(s)
College, university, seminary, etc.	P	P	P	P	P	P	P	✗(d), (s)
Trade school, arts school, dance school, etc.	P	P	P	P	P	P	P	
<i>Social, Cultural, and Recreational Facilities</i>								
Club, fraternal organization, lodge hall				P	P	P	P	(d)
Museum						P	P	
Public library	P	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	P	
Recreation, noncommercial	P	P	P	P	P	P	P	(d)
<i>Religious Institutions</i>								
Church, chapel, synagogue, place of worship	P	P	P	P	P	P	P	
Rectory, parsonage	P	P	P	P	P	P	P	(s)
Convent, monastery, religious retreat	P	P	P	P	P	P	P	(s)
Public Services and Utilities								
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	P/C	✗(d), (s)
Electric transformer or gas regulator substation		C	C	C	P	P	P	✗(s)
Municipal building or use	P	P	P	P	P	P	P	✗(s)
Public utility heating or cooling plant							P	
Utility or public service building	C	P	P	P	P	P	P	✗(d), (s)
Commercial Uses								
<i>Offices</i>								
Administrative office	P	P	P	P	P	P	P	
Artist, photographer studio, etc.	P	P	P	P	P	P	P	(d)
Insurance office, real estate office, sales office	P	P	P	P	P	P	P	
Professional office	P	P	P	P	P	P	P	(d)
<i>Medical Facilities</i>								
Clinic, medical or dental	P	P	P	P	P	P	P	(d)
Hospital					P	P	P	(d)
Medical laboratory	P	P	P	P	P	P	P	
Veterinary clinic				P	P	P	P	✗(d), (s)

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Development Standards (s)
<i>Retail Sales and Services</i>								
General retail		P	P	P	P	P	P	(d)
Alternative financial establishment					C	P	P	↖(d), (s)
Bank, credit union	P	P	P	P	P	P	P	
Business sales and services					P	P	P	(d)
Drive-through sales and services, primary and accessory	C	C		C	P	P	P	↖(s)
Dry cleaning, commercial laundry		P	P	P	P	P	P	↖(s)
Farmers market	P/C	P/C	P/C	P/C	P/C	P/C	P/C	↖(d), (s)
Food and related goods sales		P	P	P	P	P	P	(d)
Food shelf	P	P	P	P	P	P	P	(d)
Garden center, outdoor			C	C	P			↖(d), (s)
Greenhouse					C			↖(d), (s)
Laundromat, self-service		P	P	P	P	P	P	
Liquor store		P	P	P	P	P	P	
Massage center	P	P	P	P	P	P	P	
Mortuary, funeral home					P	P	P	
Outdoor uses, commercial					C			↖(s)
Outdoor uses, commercial sales of consumer fireworks					C			↖(d), (s)
Package delivery service					P	P	P	(d)
Pawn shop					C	P	P	↖(d), (s)
Photocopying	P	P	P	P	P	P	P	
Post office		P	P	P	P	P	P	
Service business	P	P	P	P	P	P	P	(d)
Service business with showroom or workshop			P	P	P	P	P	(d)
Small appliance repair				P	P	P	P	
Small engine repair, automotive bench work					P	P	P	
Tattoo shop			P	P	P	P	P	
Tobacco products shop			P/C	P	P	P	P	↖(d), (s)
<i>Food and Beverages</i>								
Bar				P/C	P	P	P	↖(d), (s)
Brew on premises store				P	P	P	P	↖(d), (s)
Catering				P	P	P	P	
Coffee kiosk				P	P	P	P	↖(d), (s)
Coffee shop, tea house		P/C		P	P	P	P	↖(d), (s)
Restaurant				P	P	P	P	(d)
Restaurant, carry-out, deli		P		P	P	P	P	(d)

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Development Standards (s)
Restaurant, fast-food				P/C	P/C	P	P	✗(d), (s)
Restaurant, outdoor				P	P	P	P	✗(s)
<i>Commercial Recreation, Entertainment and Lodging</i>								
Bed and breakfast residence		P	P	P	P			✗(d), (s)
Bingo hall, auction hall				C	P	P	P	
Health/sports club				P	P	P	P	(d)
Hotel, inn, motel					P	P	P	
Indoor recreation				C	P	P	P	✗(d), (s)
Reception hall/rental hall				P	P	P	P	
Steam room/bathhouse facility			P	P	P	P	P	(d)
Theater, assembly hall, concert hall				P	P	P	P	
<i>Adult Entertainment</i>								
Adult use					C	C	C	✗(d), (s)
<i>Automobile Services</i>								
Auto convenience market				C	C		P	✗(d), (s)
Auto service station				C	C		P	✗(d), (s)
Auto specialty store				C	C		P	✗(d), (s)
Auto repair station					C		P	✗(d), (s)
Auto sales, indoor					P	P	P	
Auto sales and rental, outdoor					C			✗(d), (s)
Car wash					C			✗(s)
<i>Parking Facilities</i>								
Parking facility, commercial						P	P	✗(d)
<i>Transportation</i>								
Bus or railroad passenger station					P	P	P	
Helistop					C	C	C	✗(d), (s)
Railroad right-of-way	C	C	C	C	C	P	P	✗(s)
<i>Limited Production, Processing and Storage</i>								
Agriculture	P/C	P/C	P/C	P/C	P/C	P/C	P/C	✗(d), (s)
Brewery, craft				P/C	P/C	P/C	P/C	✗(d), (s)
Distillery, craft				P/C	P	P	P	✗(d), (s)
Finishing shop					P		P	✗(d), (s)
Limited production and processing					P		P	✗(d), (s)
Mail order house			P	P	P	P	P	
Plastic products							P	(d)
Printing and publishing				P/C	P	P	P	(s)

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Development Standards (s)
Recycling collection center					P			↘(d), (s)
Recycling drop-off station			P	P	P	P	P	↘(d), (s)
<u>Storage facility, rental</u>						<u>P</u>	<u>P</u>	<u>(s)</u>
Toiletries and cosmetic manufacturing							P	
Warehousing and storage							P	↘(s)
Wholesale establishment					P	P	P	↘(d), (s)
Winery, craft				P/C	P/C	P/C	P/C	↘(d), (s)
Accessory Uses								
Accessory use	P	P	P	P	P	P	P	

P – Permitted use C – Conditional use requiring a conditional use permit

Notes to table 66.421, principal uses in business districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

Sec. 66.521. Principal uses.

Table 66.521, principal uses in industrial districts, lists all permitted and conditional uses in the IT—I3 industrial districts, and notes applicable development standards and conditions.

Table 66.521. Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	Definition (d) Standards (s)
...					
<i>Retail Sales and Services</i>					
General retail	P	P	P		(d)
Alternative financial establishment		C	P		(d), (s)
Bank, credit union	P	P	P		
Business sales and services	P	P	P		(d)
Drive-through sales and services, primary and accessory	P	P	P		(s)
Dry cleaning, commercial laundry	P	P	P		
Farmers market	P/C	P/C	P/C		(d), (s)
Food and related goods sales	P	P	P		(d)
Food shelf	P	P	P		(d)
Garden center, outdoor	P	P	P		(d), (s)
Greenhouse	P	P	P		(d), (s)
Gun shop, shooting gallery		C	P	P	(d), (s)

Use	IT	I1	I2	I3	Definition (d) Standards (s)
Laundromat, self-service	P	P	P		
Liquor store	P	P	P		
Massage center	P	P	P		(d)
Mortuary, funeral home		P	C		
Outdoor uses, commercial		C	P		(s)
Outdoor uses, commercial sales of consumer fireworks		C	C		(d), (s)
Package delivery service	P	P	P		(d)
Pawn shop		C	P		(d), (s)
Photocopying	P	P	P		
Post office	P	P	P		
Service business	P	P	P		(d)
Service business with showroom or workshop	P	P	P		(d)
Small appliance repair	P	P	P		
Small engine repair, automotive bench work	P	P	P		
Tattoo shop	P	P	P		
Tobacco products shop	P	P	P		(d), (s)
...					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Bingo hall, auction hall	P	P	C		
Health/sports club	P	P	P		(d)
Hotel, inn, motel	P	P	P		
Indoor recreation	P	P	P		(d), (s)
Outdoor sports/entertainment		C	P	P	
Reception hall/ <u>rental hall</u>	P	P	C		
Steam room/bathhouse facility	P	P	P		(d)
Theater, assembly hall, concert hall	P	P	C		
...					

P – Permitted use C – Conditional use requiring a conditional use permit

Notes to table 66.421, principal uses in industrial districts:

- (d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.
- (s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

Sec. 66.544. IT transitional industrial district master plan.

For an IT transitional industrial district contiguous to a T1M-T4M district, a master plan may be adopted under the provisions of section 66.344(b) and may be amended under the provisions of section 66.344(c). An IT transitional industrial area for which a master plan has been adopted by the city council shall be designated as