

Use	R	R-5	RM-1	B-1	NB B-2	CB B-3	HB REG-1	B-5	BD	FB	O G-4	ORT	EC REG-W	REG- G	REG- M	I	SP	Additional Standards
<b>Animal and Agriculture Uses</b>																		
Agriculture	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Section 138-4.401
Kennels	C	--	--	--	--	--	C	--	--	--	--	--	C	--	--	C	--	Section 138-4.41922
Pet Boarding Facilities	--	--	--	P	P	P	P	--	--	--	--	--	P-C	--	--	PC	--	Section 138-4.42632
Plant Material Nurseries	C	--	--	--	P	P	P	--	--	--	--	--	--	--	--	--	--	Section 138-4.42834
Raising and Keeping of Animals	P	--	P	P	P	P	P	P	--	--	P	--	P	P	P	P	P	Section 138-4.43038
Public Stables, Riding Academies and Hunt Clubs	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	Section 138-4.43437
Veterinary Hospitals or Clinics	--	--	--	P	P	P	P	--	--	--	C	--	C	P	P	PC	--	Section 138-4.43944
<b>Residential Uses</b>																		
One-Family Detached Dwellings	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	C	Section 138-6.700—138-6.702 · In the SP district follow the requirements of the R-1 district · In the RM-1 district follow the requirements of the R-3 district
Attached Dwelling Units	--	P	P	--	--	--	P	--	--	P	--	--	--	--	P	--	--	Section 138-6.700—138-6.702 up to 4 units attached · Not permitted on the first floor in the BD REG+ district and must meet the following: 1. Each dwelling unit must contain the minimum number of sq. ft. as follows set forth below based on the number of bedrooms in the unit: 1 bedroom: 600 sq. ft., 2 bedrooms: 900 sq. ft.; 3 bedrooms: 1,100 sq. ft., more than 3 bedrooms: 1,100 sq. ft. + an additional 200 sq. ft. for each bedroom over 3. 2. Each dwelling unit must contain its own separate bath and kitchen facilities, shared facilities are not permitted. 3.-Detached single-family housing and two-family housing shall not be permitted. 4. Dwelling units shall not be located above any establishment engaged in food preparation of any kind involving heating, baking and/or cooking on the premises unless both of the following fire safety measures are in place: a. The establishment is protected by a sprinkler fire suppression system; and b. The dwelling units and all common aisles, corridors, etc. adjacent to the dwelling units are equipped with hard wired smoke alarms, battery operated alarms are not permitted. 5. Applicable restrictions under the city fire code and/or fire prevention code shall not be subject to waiver or variance of any kind.
Two-Family Dwellings	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	In the RM-1 district follow the requirements of the R-4 district
Boarding and Rooming Dwellings	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Permitted only when accessory to a principal use, residence may not exceed 750 sq. ft. of total living area
Caretaker's or Manager's Residence	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Permitted only when accessory to a principal use, residence may not exceed 750 sq. ft. of total living area
Dwelling unit in a mixed use building or live/work unit	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	
Nursing Homes, Convalescent Homes and Assisted Living Facilities	--	--	P	--	G	C	--	--	--	--	--	--	--	--	G	--	P	Section 138-4.42029
State Licensed Residential Facilities (6 or fewer residents)	P	--	P	--	--	--	--	--	--	P	--	--	--	--	--	--	--	Section 138-4.43539
State Licensed Residential Facilities (more than 7 but not more than 12 residents)	C	--	C	--	--	--	--	--	--	P	--	--	--	--	--	--	--	Section 138-4.43539
<b>Community, Public, and Recreation Uses</b>																		
Cemeteries	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Minimum site size of 5 acres
<b>Civic and Education Uses</b>																		
Colleges, Universities, or Other Institutions of Higher Learning Offering Courses in General, Technical, Vocational or Religious Education	--	--	--	--	--	--	C	--	--	P	--	P	--	G	--	--	P	Section 138-4.426 (ORT-District-only)
Community facilities, including Libraries, Museums and Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 138-4.43742
Golf courses (may or may not be operated for-profit)	G	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Section 138-4.4413
Hospitals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	Section 138-4.41446
Libraries and museums	P	P	P	P	P	P	P	P	G	--	P	P	ommeri cat.	P	P	P	P	Section 138-4.426 (ORT-District-only) Section 138-4.427—Section 138-4.433
Municipal buildings and uses	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Section 138-4.427
Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, and Adult Foster Care Congregate Facilities	C	C	C	P	P	P	C	--	--	P	P	--	--	--	P	--	--	Section 138-4.42024
Places of assembly under 5,000 sf	--	--	--	--	P	P	P	--	C	P	P	P	--	--	P	--	P	Section 138-4.427
Places of assembly over 5,000 sf	--	--	--	--	C	P	P	--	C	P	C	P	--	--	P	--	P	Section 138-4.427
Places of worship	P	P	P	P	P	P	P	P	P	P	P	--	P	P	P	P	P	Section 138-4.433
Places of Worship under 5,000 sf	C	P	P	P	P	P	P	P	P	P	P	--	--	--	P	--	P	Section 138-4.427
Places of Worship over 5,000 sf	C	P	P	P	C	P	P	P	C	P	C	--	--	--	P	--	P	Section 138-4.427
Primary and Secondary Schools (public, private and parochial)	PC	P	P	--	--	--	--	--	P	--	--	--	--	--	--	--	--	
Private clubs, fraternal organizations and lodge halls	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	
Private Recreation Areas, Swim Clubs, Golf Courses and Tennis Courts	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	Section 138-4.42935 Section 138-4.41043 Section 138-4.42933
Privately operated recreational facilities located on publicly owned parkland	P	P	P	P	P	P	P	P	P	P	P	--	P	P	P	P	P	Outdoor storage yards are only permitted in I district

Use	R	R-5	RM-1	B-1	NB B-2	CB B-3	HB REG-1	B-5	BD	FB	O O-1	ORT	EC REG-W	REG- G	REG- M	I	SP	Additional Standards
Utilities and publicly-owned buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 138-4.427 (ORT-District only)
Transit Passenger Stations	--	--	--	P	P	P	P	P	--	P	P	--	P	--	--	P	P	
<b>Commercial, Office and Retail Service Uses</b>																		
Adult Regulated Businesses	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	--	Section 138-4.400
Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use	C	C	C	G	C	C	C	--	C	C	C	G	C	G	G	C	C	Chapter 6 Alcoholic Liquor
Automotive Gasoline Service Stations and Associated Retail Uses	--	--	--	--	C	C	G	P	P	--	--	--	--	G	--	--	--	Section 138-4.404, In BD existing only
Automotive Service Centers	--	--	--	--	--	C	C	G	--	--	--	--	G	G	--	C	--	Section 138-4.405
Banks and Credit Unions and similar uses	--	--	--	P	P	P	P	--	P	P	P	--	--	--	P	--	--	Section 4-06
Banquet Halls/Conference Centers	--	--	--	--	P	P	P	--	--	--	G	P	--	--	--	--	--	Section 4-07-Section 138-4.426 (ORT-District only)
Car Washes	--	--	--	--	--	--	C	C	--	--	--	--	--	--	--	--	--	
Drive-Through Accessory to a Permitted Use	--	--	--	G	C	C	C	G	C	C	C	--	--	--	G	--	--	Section 138-4.40710, not permitted on sites with frontage on Auburn in REC districts, in BD existing only
Dry cleaners	--	--	--	P	P	P	P	--	--	--	--	--	--	--	P	--	--	Service only, not plants
Health or exercise clubs	--	--	--	--	P	P	P	P	--	--	--	G	--	P	P	--	P	Section 138-4.426 (ORT-District only)
Home improvement store	--	--	--	--	G	P	--	--	--	--	--	--	--	--	--	--	--	Fabrication, processing, or manufacturing shall not occur on-site
Indoor theatres, including movie theatres	--	--	--	--	P	P	--	--	G	--	--	--	--	--	--	--	--	
Funeral Homes	C	--	--	--	--	C	--	--	--	--	P	--	--	--	--	--	--	Section 138-4.409+2
Health, recreation and physical education facilities under 5,000 sf	--	--	--	P	P	P	P	--	P	P	P	G	C	--	P	--	P	Section 138-4.412
Health, recreation and physical education facilities over 5,000 sf	--	--	--	--	C	P	P	--	--	--	--	G	C	--	--	--	--	Section 138-4.412
Hotels, Motels and Residential Inns	--	--	--	--	--	C	C	--	--	C	--	G	P	P	--	--	--	Section 138-4.41517-Section 138-4.427 (ORT-District only)
New Car Offices, Sales or Showrooms	--	--	--	--	--	P	C	--	--	--	--	--	--	--	--	--	--	Accessory bump shops incidental to the main business may be permitted by the Planning Commission if screened
Offices/Showrooms or Workshop Establishments	--	--	--	P	P	P	P	--	--	--	--	--	--	--	P	--	--	A maximum of 5 persons may be employed at any time in the fabrication, repair and other processing of goods
Outdoor display and sales of goods	--	--	--	P	P	P	P	--	--	--	--	--	--	--	P	--	--	Section 138-4.426
Outdoor recreation, commercial	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	
Outdoor Sales of Used Cars, Recreational Vehicles, Travel Trailers and Manufactured Homes -	--	--	--	--	G	C	C	--	--	--	--	--	--	--	G	--	--	Section 138-4.43230
Personal Service Establishments	--	--	--	P	P	P	P	--	P	P	P	--	--	--	P	--	--	Section 138-4.40811
Professional & Medical Offices and clinics	--	--	--	P	P	P	P	--	P	P	P	P	P	P	P	P	--	Section 138-4.427 (ORT-District only)
Private indoor recreational facilities	--	--	--	--	P	P	P	--	--	--	--	--	P	P	--	P	P	Section 138-4.408
Restaurant, drive-in or drive-through	--	--	--	--	G	G	G	--	--	--	--	--	--	--	G	--	--	Section 138-4.410
Restaurants, sit-down	--	--	--	--	P	P	P	--	P	P	--	P	--	--	P	--	--	Section 138-4.42428-Section 138-4.426 (ORT-District only)
Retail sales establishments	--	--	--	P	P	P	P	--	P	P	--	P	--	--	P	--	--	Section 138-4.426 (ORT-District only)
Retail Sales Establishments under 75,000 sf	--	--	--	P/G	P	P	P	--	P	P	P	P	--	--	P	C	--	Accessory only in the O District
Retail Sales Establishments over 75,000 sf for a single store	--	--	--	--	--	C	C	--	--	--	--	--	--	--	--	--	--	
Sales and service of food outdoors	--	--	--	--	P	P	P	P	P	P	--	--	--	--	P	--	--	Section 138-4.428
<b>Office and Service Uses</b>																		
Retail businesses normally associated with and complementary to office districts (e.g., stationery shops, office supplies, coffee shops, etc.)	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	Entrances or exits directly to the outside of the building from the retail businesses shall not be permitted
Research and development and/or technical training, including data processing and computer centers	--	--	--	--	--	--	P	--	--	--	P	P	P	P	--	P	--	Section 138-4.427 (ORT-District only)
Studios or instruction centers for music, art, dance, crafts, martial arts, etc.	--	--	--	P	P	P	P	--	--	--	--	--	--	--	P	--	--	
<b>Industrial, Research, and Technology Uses</b>																		
Airports, Landing Fields, Heliports, Platforms, Hangars, Masts and other Aeronautical Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	Section 138-4.402
Artisan Manufacturing	--	--	--	--	--	C	C	--	C	C	--	--	--	--	--	--	--	
Assembly and machining operations when adjunct to research and development activities occurring at the same location	--	--	--	--	--	--	--	--	G	--	--	--	G	G	--	G	--	Section 138-4.418-Section 138-4.426 (ORT-District only)
Auto racetracks, including midjet, carting and snow-manufactured tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	G	--	Section 138-4.403
Automobile and machinery assembly plants	--	--	--	--	--	--	P	--	--	--	--	--	P	P	--	P	--	Section 138-4.420
Building material storage and sales	--	--	--	--	--	--	P	--	--	--	--	--	P	P	--	P	--	Section 138-4.420
Commercial Communication Towers, including Commercial Television, Radio, and Public Utility Transmitting and/or Receiving Towers and Receiving Microwave Antennas	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	Section 138-4.4069
Contractor's or builder's office including a storage equipment yard if related to the contracting or building business	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 138-4.431
Dry-cleaning plants	--	--	--	--	--	--	--	--	--	--	--	--	G	G	--	G	--	Section 138-4.419
Equipment and trailer rental facilities	--	--	--	--	--	--	C	--	--	--	--	--	C	P	--	P	--	Section 138-4.431
Freight yards and terminals	--	--	--	--	--	--	--	--	--	--	--	--	G	G	--	G	--	
General Industrial Uses	--	--	--	--	--	--	C	--	--	--	--	--	C	G	--	C	--	Section 138-4.403 Section 138-4.41749 Section 138-4.42225 Section 138-4.43843
Gun Clubs (for-profit or not-for-profit)	--	--	--	--	--	--	--	--	--	--	--	--	G	G	--	C	--	Section 138-4.4114

Use	R	R-5	RM-1	B-1	NB B-2	CB B-3	HB REG-1	B-5	BD	FB	O G-1	ORT	EC REG-W	REG- G	REG- M	I	SP	Additional Standards
Heating and electric power generating plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 138-4.419
Junkyards	--	--	--	--	--	--	--	--	--	--	--	--	G	--	--	G	--	Section 138-4.41724
Laboratories (experimental, film, or testing)	--	--	--	--	--	--	P	--	--	--	P	G	P	P	--	P	--	Section 138-4.420
Light Industrial Uses	--	--	--	--	--	--	P	--	--	--	--	G	P	P	--	P	--	Section 138-4.41820-Section 138-4.426 (ORT District only)
Lumber and planing mills	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	G	--	Such uses shall be completely enclosed and located in the interior of the district so that no property line shall form the exterior boundary of the I district
Manufacture, compounding, processing, packaging or treatment of finished or semi-finished products, articles, or merchandise where the external and physical effects are restricted to the site and will not impact neighboring land uses	--	--	--	--	--	--	P	--	--	--	--	--	P	P	--	P	--	Section 138-4.420
Manufacture, compounding, processing, or packaging of raw materials into finished or semi-finished products, or manufacturing, compounding, packaging or recycling operations that will generate external physical effects that will be felt to some degree by neighboring land uses	--	--	--	--	--	--	G	--	--	--	--	--	G	G	--	G	--	Section 138-4.419
Manufacture of scientific instruments, electrical or electronic prototypes, and specialized display and exhibit materials	--	--	--	--	--	--	P	--	--	--	--	G	P	P	--	P	--	Section 138-4.426 (ORT District only)
Metal plating, buffing and polishing	--	--	--	--	--	--	G	--	--	--	--	--	G	G	--	G	--	Appropriate measures to control noxious odors and/or nuisances shall be provided
Media and entertainment production facilities	--	--	--	--	P	P	P	--	--	--	P	P	P	P	--	P	--	Such uses shall be primarily operated within an enclosed building, but may include an outdoor element provided that the use is operated in conformance with Section 138-10.310
Oil or gas well	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	Section 138-4.425
Painting and varnishing shops	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	--	Section 138-4.420
Recreational vehicle storage yards	--	--	--	--	--	--	G	--	--	--	--	--	G	G	--	P	--	Section 138-4.443
Small-scale Breweries, Wineries, and Distilleries	--	--	--	--	C	P	P	--	C	P	--	--	--	--	--	--	--	Section 138-4.433
Storage, outdoor and/or self	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--
Tool, die, gauge and machine shops	--	--	--	--	--	--	P	--	--	--	--	--	P	P	--	P	--	Section 138-4.420
Tractor and trucking facilities, including storage and repair	--	--	--	--	--	--	G	--	--	--	--	--	G	G	--	G	--	Outdoor storage of vehicles subject to the requirements of Section 138-4.437
Vehicle collision repair and undercoating	--	--	--	--	--	--	P	--	--	--	--	--	P	P	--	P	--	Section 138-4.420
Warehousing and wholesale establishments	--	--	--	--	--	--	P	--	--	--	--	--	P	P	--	P	--	Section 138-4.420
Waste lagoon ponds	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	G	--	Section 138-4.445
Water supply and sewage disposal plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
Water and gas tank holders	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
<b>Temporary, Special Event and Other Uses</b>																		
Accessory buildings and accessory uses customarily incidental to the permitted uses in this section	P	P	P	P	P	P	P	P	--	--	P	P	P	P	P	P	P	Article 10, Chapter 1
Home occupations	P	P	--	--	--	--	P	--	--	--	--	--	--	--	P	--	--	Section 138-4.41345
Outdoor storage, <b>Accessory</b>	--	--	--	--	P	P	P	--	--	--	--	--	P	P	--	P	--	Section 138-4.42530
Roadside stands and markets and Christmas tree sales	P	P	P	P	P	P	P	P	--	--	P	--	P	P	P	P	P	Section 138-4.43199
Temporary construction	P	P	P	P	P	P	P	P	P	P	P	--	P	P	P	P	P	Section 138-4.43644
Wireless Telecommunication Facilities	C	C	C	G	C	P	P	P	--	--	C	P	P	P	G	P	C	Section 138-4.44046