

Use Category By Specific Type P = Permitted by Right C = Conditional SU = Special Use ✓ = Consult Supplemental Regulations	Supplemental Regulations	LDR-A/R-1 *6	LDR-B/R-2 *6	LDR-C/R-3 *6	MDR/R-4	HDR-A *7	HDR-B *7	NBD	CBD	PCD	PRD *8	Mixed Use Overlay—Neighborhood	Mixed Use Overlay—Corridor	Mixed Use Overlay—Village	Mixed Use Overlay—Entertain/Arts	PID	INST.	Conservation Subdivision	AG/R	SPROD Underlying Zoning +	AOD	SHROD	Medical Overlay
AGRICULTURAL																							
Accessory Structures, Agricultural - See Accessory Uses	✓	P	P	P	P													P	P				
Community Garden	✓	SU	SU										SU				P	SU	P	P			
Farm Operations	✓																	P	P				
Farmstand	✓																	P	P				
Feed, Seed and Fertilizer Sales										P								P	SU				
Greenhouse, Nursery	✓							P		P								P	SU				
Keeping of Chickens/Pigeons	✓																	P	P				
Keeping of Bees	✓																	P	P				
Livestock, see Farm Operations	✓																	P	P				
Riding Stables	✓																	P	P				
Sale of Farm Goods on the premises	✓																	P	P				
COMMERCIAL																							
Ambulance service or rescue squad	✓								P	P								P					
Amusement or Commercial recreation facility	✓									P								P					
Animal Hospital, see Veterinary Services																							
Art shows, carnival rides, festivals, parades and special events of community interest, see Section 721												SU	SU	SU									
Automotive Body, Paint and Interior Repair and Maintenance										P *13								P					
Automotive Engine Repair and Replacement Shops										P *13								P					
Automotive Tire Dealers										P *13								P					
Bakery								P	P	P								P				SU	
Bank								P	P	P	SU							P					
Barbershop, beauty parlor								P	P	P						P						SU	

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Building, Facility, Land for Parking	√								P							P								P	
Building, Facility, Land for Parking	√								SU	SU						P									
Mass Transit Station													P		SU										
Places of Assembly in accordance with Section 721		SU	SU	SU							P				SU	P									
Places of Assembly in accordance with Section 721		SU	SU	SU	SU										SU										
Railroad or bus passenger station									P						SU										
Transit Station	√								P				P		SU	P									
Transportation terminal															SU										
Transportation terminal in conjunction with a mass transit station													P		SU										

- *1. Residential dwelling provided that the existing structure was originally constructed as a residential dwelling (single-or multi-family) and is located on West Poplar Street or West Solomon Street.
 - *2. All operations are conducted entirely within a building and no noise, vibration, smoke, gas, fume, odor, dust fire hazard, radiation, or other injurious or obnoxious condition related to the operation creating a nuisance beyond the premises.
 - *3. Such use shall be properly screened from view from adjoining streets and properties by a suitable fence or wall at least six feet in height above finished grade. The required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.
 - *4. The operation of the repair or service facility does not constitute a nuisance to adjoining properties and the operation is not otherwise prohibited in the zoning district.
 - *5. Commercial uses are only allowed in multi-family developments, on the ground floor, not to exceed 20% of the floor area of the development exclusive of structured parking areas. In no case shall commercial uses exceed 20,000 square feet.
 - *6. In order to maintain the integrity of single-family neighborhoods in the LDR-A, B, C zoning districts prohibit all uses except agricultural as noted and uses permitted under the Places of Public Assembly as provided in Section 721 of this ordinance.
 - *7. Other neighborhood retail, personal service or office uses that are primarily for use of residents of the HDR-A, B zoning districts provided that they are conducted entirely in a permanently enclosed building and the buildings shall be an architectural design compatible with the dwelling within the HDR-A, B development.
 - *8. Single-family attached dwelling, provided that such dwellings shall not represent more than 25% of total dwelling units within the proposed development nor shall such dwellings be established on the perimeter of the PRD development that adjoins LDR-A, B, C zoning districts.
 - *9. A Special Use permit is required for all assembly uses over 3,000 square feet.
 - *10. Fireworks Retail Sales Facility or Store must meet the minimum standards of NFPA 1124 for new and existing buildings.
 - *11. Occupancy will be based on the requirements set forth in the International Residential Code (IRC)/International Building Code (IBC) and the National Fire Protection Association (NFPA) 101 Life Safety Codes (2012)/International Fire Code (IFC) 2012.
 - *12. Consumer Fireworks Retail Sales Stands are allowed along the following commercial corridors: North Expressway, US 19/41 and Taylor Street/US 16.
 - *13. Outside storage is prohibited, however, uses categorized as Automotive Engine Repair and Replacement, Motor Vehicle Parts (Used) Merchant Wholesalers, Automotive Tire Dealers, Motor Vehicle Towing, and Automotive Body, Paint and Interior Repair and Maintenance may store four operable vehicles per exterior service bay located on the business structure after business hours.
- (Ord. No. 14-2, § 1, 5-27-2014; Ord. No. 14-04, § 1, 7-8-2014; Ord. No. 15-01, § 1, 1-27-2015; Ord. No. 15-08, § 1, 6-23-2015, eff. 7-1-2015; Ord. No. 15-10, § 1, 7-28-2015; Ord. No. 15-11, § 1, 7-28-2015; Ord. No. 16-01, § 1, 1-12-2016; Ord. No. 16-10, § 1, 7-26-2016; Ord. No. 18-06, § 1, 3-27-2018)