Barbershop, beauty parlor	Bank	Bakery	Automotive Tire Dealers	Automotive Engine Repair and Replacement Shops	Automotive Body, Paint and Interior Repair and Maintenance	Art shows, carnival rides, festivals, parades and special events of community interest, see  Section 721	Animal Hospital, see Veterinary Services	Amusement or Commercial recreation facility	Ambulance service or rescue squad	COMMERCIAL	Sale of Farm Goods on the premises	Riding Stables	Livestock, see Farm Operations	Keeping of Bees	Keeping of Chickens/Pigeons	Greenhouse, Nursery	Feed, Seed and Fertilizer Sales	Farmstand	Farm Operations	Community Garden	Accessory Structures, Agricultural - See Accessory Uses	AGRICULTURAL	Use Category By Specific Type P = Permitted by Right C = Conditional SU = Special Use ✓ = Consult Supplemental Regulations
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Grocery shop (under 2,500 sf), convenience store	Florist, Flower Shop	Financial Institution	Farmer's Market	Extended Stay Hotel/Motel	Existing business and professional offices with no on-site storage of equipment and supplies	Emergency Services	Eating establishments, Fast Food	Eating establishments	Dog Grooming	Day care, Nursery	Convenience Store without gasoline or diesel fuel	Convenience Store with gasoline or diesel fuel	Consumer Fireworks Retail Sales Stand	Consumer Fireworks Retail Sales Facility or Store	Commercial recreation, Outdoor	Commercial recreation, Indoor	Commercial Kennel	Clinics, medical and dental	Carnivals, see Section 721	Car wash	Brewery and Distilleries	Use Category By Specific Type P = Permitted by Right C = Conditional SU = Special Use ✓ = Consult Supplemental Regulations
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Office, temporary for on-site construction functions	Office, professional	Office, Medical or Clinic	Office Uses	Office space for governmental, business, professional: including but not limited to construction contractors, general contractors, heavy equipment contractors, special trade contractors, engineers, architects and land surveyors	Neighborhood retail, service or office uses	Motor Vehicle Towing	Motor Vehicle Parts (Used) Merchant Wholesalers	Motel	Medical or dental services and clinics	Locksmith shop	Licensed Day Care center	Laundromat	Laboratories, Medical and Dental	Kennel, Non-commercial (5 dogs max, must be at least 90 days old)	Hotel	Hospital related out-patient services (Ambulatory and Diagnostic Clinics)	Hospital or Clinic	Home Stay Bed and Breakfast	Home Occupation as provided in Section 503	Health Club, see Section 721	Grocery stores or other retail establishments over 15,000 sf	Use Category By Specific Type P = Permitted by Right C = Conditional SU = Special Use ✓ = Consult Supplemental Regulations
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Outside Storage of Materials, Vehicles, & Other Goods	Newspaper publishing facility	Manufacturing	Light Industrial Use	Junkyard - see Open, outdoor storage	Exterior display and sales facility	Enclosed commercial storage	Central Trash Collection Dumpsters	Building, facility, or land for the distribution of utility services	INDUSTRIAL	Veterinary Services, clinics or hospitals	Theatre, see also Section 721	Temporary Firework Stands	Studio—Art, music, dance, or other	Stadiums, see Section 721	Sidewalk café, see Section 722	Shoe Repair	Retail Uses	Retail dry cleaner, see Laundromat	Retail business	Restaurant, Café - see Eating Establishments	Research or experimental laboratory	Recreational facility	Photographer's studio	Pharmacy	Personal Service establishment	Personal Service business	Outdoor recreation entertainment facilities	Use Category By Specific Type P = Permitted by Right C = Conditional SU = Special Use ✓ = Consult Supplemental Regulations
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Airport related accessory uses	Aeronautical related uses	Accessory dwelling unit - See Accessory Uses	Schools: Colleges/Universities, elementary, middle, high, postgraduate, vocational/commercial	Publically owned building, facility, land	Private or Public Club, Lodge, Social Center or Meeting Room	Places of Worship, see Section 721	Neighborhood Clubhouse	Institutional uses	Government uses	Government office/facility	Funeral Home	Cultural facilities, see also Section 721	Commercial Trade or Vocational school	Churches, see Places of Worship	Cemetery, see Section 503	INSTITUTIONAL	Wholesale Business	Warehouse or other storage facility	Warehouse	Self-Storage Facility	Retail Business, Heavy Equipment	Repair, accessory structure or service facility incidental to the primary use	Radio and/or television and/or transmission tower	Use Category By Specific Type P = Permitted by Right C = Conditional SU = Special Use ✓ = Consult Supplemental Regulations
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Building facility or land for non-commercial park or recreation; Thoroughfares; Open space, or Public body of water and similar purposes	Any permitted use in PCD	All permitted uses in underlying zoning district	Accessory Uses and structures as provided in Section 504	OTHER	Watchman's or caretakers single family home	Vertical Mixed Use	Residential dwelling, provided 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	Manufactured Homes in accordance with Section 605A	Live/Work, Efficiency or Loft apartment over ground floor level	Dwelling, Two-family (duplex)	Dwelling, Single-Family Detached	Dwelling, Multi-Family, Senior Housing	Dwelling, Single-Family Attached (including Townhouses)	Cluster Development	Boarding home, group home, and personal care home having 6 or more persons	Boarding home, group home, and personal care home having 5 or less persons	Assisted living, retirement center, and nursing home	RESIDENTIAL	Use Category By Specific Type  P = Permitted by Right  C = Conditional  SU = Special Use  ✓ = Consult Supplemental Regulations
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Transportation terminal in conjunction with a mass transit station	Transportation terminal	Transit Station	Railroad or bus passenger station	Places of Assembly in accordance with Section 721	Places of Assembly Overlay District (PAO) *9	Mass Transit Station	Building, Facility, Land for Parking	Building, Facility, Land for Parking	Use Category By Specific Type P = Permitted by Right C = Conditional SU = Special Use ✓ = Consult Supplemental Regulations
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- \*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
- . 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
- 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
- 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
- . 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 feet floor area of the development exclusive of structured parking areas. In no case shall commercial uses exceed 20,000 square feet floor area of the development exclusive of structured parking areas.
- \*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.

§ 1, 7-26-2016; Ord. No. 18-06, § 1, 3-27-2018) (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; 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, 7-28-2015; Ord. No. 15-11, § 1, 7-28-2015; Ord. No. 15-11, § 1, 7-28-2015; Ord. No. 16-01, § 1, 1-12-2016; Ord. No. 16-01, § 1, 1-27-2015; Ord. No. 15-11, § 1, 7-28-2015; Ord. No. 15-11, § 1, 1-28-2015; Ord. No. 15-11, § 1, 1-28-2015; Ord. No. 15-11, § 1, 1-28-2015; Ord. No. 15-11, § 1, 1-28-2016; Ord. No. 15-11, § 1, 1-28-2015; Ord. No. 15-11, § 1, 1-28-2015;