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ARTICLE II ZONING DISTRICT REGULATIONS

Section 2.01 ZONING DISTRICTS - GENERAL

(a) For the purpose of this Ordinance, the City is hereby divided into thirteen (13) categories of zoning districts as follows:

Symbol:	Designation:
A	Agricultural District
SR-1	Single-Family Residence Dwelling District
SR-1B	Single-Family Residence Dwelling District
SR-2	Single-Family Residence Dwelling District
SR-3	Single-Family Residence Dwelling District
MR-1	Two, Three, and Four-Family Residence Dwelling District
MR-2	Multi-Family Residence Dwelling District
MH-1	Single-Family Mobile Home Dwelling District
MH-2	Single-Family Modular Residence and Immobilized-Mobile Home Dwelling District
O-1	Office District
B-1	Community Business District
B-2	General Business District
I	Industrial District

(#949; 12-17-79)

(b) Whenever reference by letter designation is hereinafter made to any of the foregoing districts, such reference shall mean and include all of those districts whose symbols include such letter used in the reference (i.e., "R" Districts include the second through the fifth of the aforesaid districts of (a) above), unless otherwise indicated in the reference. Whenever reference by word designation is hereinafter made to any of the foregoing districts, such reference shall mean and include those districts whose names include such words used in the reference (i.e., "Residence" Districts means and includes the second through fifth of the aforesaid districts of (a) above), unless otherwise indicated in the reference.

(c) When a use or accessory use is not specifically listed in the sections devoted to "Uses Permitted" it shall be assumed that such uses are expressly prohibited unless, by a written decision of the City Council, it is determined that said use is similar to and is compatible with the uses listed and is expressly included as a use permitted in a zoning district.

(#949;12-17-79)

2.0101 REGULATION OF STRUCTURES AND DWELLINGS

(a) Structures, property, and dwellings are divisioned and classified as hereunder listed and established for the purpose of this Ordinance.

STRUCTURES

Building Structures:

- Class 1, Conventionally-built Building Structures
- Class 2, Prefabricated Building Structures
- Class 3, Modular Building Structures

Mobile Home Structures:

- Class 4, Immobilized-Mobile Home Structures
- Class 5, (Mobile) Mobile Home Structures.

PROPERTY

Real Property:

- Class 1, Conventionally-built Building Structure
- Class 2, Prefabricated Building Structure
- Class 3, Modular Building Structure
- Class 4, Immobilized-Mobile Home Structure.

Personal Property:

- Class 5, (Mobile) Mobile Home Structure

DWELLINGS

Residence Dwellings:

- Class 1, Conventionally-built Residence Dwelling
- Class 2, Prefabricated Residence Dwelling
- Class 3, Modular Residence Dwelling.

Mobile Home Dwellings:

- Class 4, Immobilized-Mobile Home Dwelling
- Class 5, (Mobile) Mobile Home Dwelling.

(b) When a given class of structure is not listed in the sections of this Ordinance devoted to "PERMITTED PRINCIPAL STRUCTURE CLASS" for a given category of zoning, it shall be assumed that class of structure is expressly prohibited in that category of zoning or zone district.

(c) When a given class of dwelling (use) is not listed in the sections of this Ordinance devoted to "PERMITTED USES" for a given category of zoning, it shall be assumed that class of dwelling (use) is expressly prohibited in that category of zoning or zone district.

(d) However, not in conflict with the foregoing, if there is doubt in determining of which class a given structure shall be classified, or if there is doubt in determining of which class a given dwelling shall be classified, then by written order or resolution by the City Council, after reviewing the definitions of the several relevant words, terms, and phrases listed and defined in and for the purpose of this Ordinance, the City Council shall determine and identify that the structure or dwelling in question is of a character that is most nearly equal to and compatible with one (1) of the above five (5) listed classes of structures or dwellings, as the instance shall dictate. Thereafter, structures or dwellings of the question shall be expressly included as being of that declared class, unless the City Council shall subsequently reverse or amend its order or resolution following the same procedure.

(#949;12-17-79)

Section 2.02 ESTABLISHMENT OF ZONING DISTRICTS

The boundaries of the zones provided in Section 2.01 are established as shown on the City Zoning District Map. The zoning districts and boundaries are hereby adopted and established as shown on the District Map, which map, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Zoning Ordinance by reference. A copy of the Zoning Map properly attested shall remain on file in the office of the Zoning Inspector and the office of the City Clerk of O'Fallon.

Section 2.03 INTERPRETATION

2.0301 Interpretation of Provisions

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements. Whenever this Ordinance imposes a greater restriction than is imposed and required by other provisions of law or by other rules or regulations or resolutions, the provisions of this Ordinance shall govern.

2.0302 Interpretation of District Boundaries

(a) Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, the center lines or alley lines of alleys, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by the use of such scale as may be shown on said zoning map.

(b) Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

(c) Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located at the railroad right-of-way line closest to the most restrictive zoning district line shown on the Zone District Map.

(d) Where the boundary of a district follows a stream, lake or other body of water, said boundary line shall be construed to be the center line of the stream, otherwise at the limit of the jurisdiction of the City, unless otherwise indicated.

(e) Any areas shown on the zoning map as park, playground, school, cemetery, water, street, or right-of-way, shall be subject to the zoning regulations of the district in which they are located.

(f) Whenever any street, alley or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley, or public way shall automatically extend to the center of such vacation and all area included in the vacation shall thereafter be subject to all regulations of the extended districts.

(g) Where any land or territory within the City is not shown to be located in a district, the zoning regulations of the most restrictive adjoining district shall govern.

(h) Where a lot under single ownership is divided at the time of enactment of this Ordinance, or by subsequent amendments, by a zoning district boundary line, the requirements of the less restrictive district adjacent to such line may be extended for that lot, not more than twenty-five (25) feet into the more restrictive district.

2.0303 Existing Special Uses

Where a use is classified as a special use under this Ordinance, it shall be considered a legal use, without further action of the City Council.

Section 2.04 SCHEDULE: AREA AND BULK REGULATIONS: SIGNS; OFF-STREET PARKING REQUIREMENTS

(a) To facilitate public understanding of this Ordinance and for the better administration and convenience of use thereof, the regulations limiting the dwelling unit density, the heights, bulk and arrangement of buildings, limiting the size and use of signs, and requiring minimum off-street parking for each of the districts established by Section 2.01 hereof (or specified use), are set forth in Schedule 2.04(e) hereof, hereinafter called Schedule. Such Schedule is hereby adopted and declared to be an integral part of this Ordinance, and it may be amended in the same manner as any other part of this Ordinance.

(b) For each district (or specified use) named in said Schedule: the maximum number of dwelling units shall be as indicated in Column "(B)"; the minimum lot requirements shall be as indicated in Columns "(C)", "(D)", and "(E)" of the Schedule; the minimum yard dimensions shall be as indicated in Columns "(F)", "(G)", "(H)", "(I)", and "(J)"; maximum lot coverage therefore shall be indicated as Column "(K)"; permitted floor area ratio (ratio of floor area to lot area) shall be indicated as Column "(L)"; maximum building heights shall be as indicated in Column "(M)"; requirements for accessory buildings and uses, as to maximum height shall be as indicated in Column "(N)"; and as to minimum distance of detached accessory buildings and uses to principal buildings, streets, and lot lines, as indicated in Columns "(O)", "(P)", "(Q)", "(R)" and "(S)", respectively; signs permitted shall be as indicated in Column "(T)"; minimum off-street parking shall be indicated in Column "(U)"; other pertinent matters and requirements are as indicated in Column "(V)", and as otherwise set forth in the Schedule and in notes and remarks appended thereto.

(c) A blank space in a block of a column of said Schedule indicates that the requirement of that column does not pertain to the district or use specified on the corresponding horizontal lines. The words "Same as SR-1 (or other symbol or reference)" as used in a column shall mean and include the specific limitations and requirements as set forth in the same column for district referred to by such symbol or reference; otherwise the limitations and requirements in said Schedule shall be read from left to right.

(d) Where the limitations and requirements of any of Column "(T)" through "(V)" of the Schedule are contained in a block which, reading vertically on the Schedule, covers more than one district (or specified use), such limitations and requirements shall be applicable to all of the districts or uses so covered by the block.

Where reference is made in said Schedule to another Section or provision of this Ordinance, such Section or provision referred to shall thereby be incorporated as an integral part of the requirement including such reference.

(e) SCHEDULE: AREA AND BULK REGULATIONS: SIGN AND PARKING REQUIREMENTS.

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**CITY OF O'FALLON
ZONING ORDINANCE
SECTION 2.04(e) SCHEDULE: AREA AND BULK REGULATIONS**

**PRINCIPAL BUILDING OR STRUCTURE
MINIMUM YARD DIMENSIONS
AGRIC. AND RESIDENTIAL DISTRICTS**

		MINIMUM LOT SIZE (SEE NOTE 1)			PRINCIPAL BUILDING OR STRUCTURE MINIMUM YARD DIMENSIONS (SEE NOTE 2)								
A	B	C	D	E	F	G	H		I	J	K	L	M
ZONING DISTRICT	MAXIMUM NUMBER OF DWELLING UNITS	LOT AREA IN SQUARE FEET OR ACRES	LOT WIDTH AT BUILDING LINE, IN LINEAR FEET	MEAN LOT DEPTH, IN LINEAR FEET	DEPTH OF FRONT YARD, IN LINEAR FEET	DEPTH OF SIDE YARD ABUTTING A STREET IN LINEAR FEET	DEPTH OF A SIDE YARD ABUTTING A LOT, IN LINEAR FEET		MINIMUM DISTANCE TO NEAREST PRINCIPAL STRUCTURE ON AN ADJACENT LOT, IN LINEAR FEET	DEPTH OF REAR YARD IN LINEAR FEET	MAXIMUM LOT COVERAGE IN PERCENT (SEE NOTE 3)	MAXIMUM FLOOR AREA RATIO (SEE NOTE 4)	MAXIMUM HEIGHT OF PRINCIPAL BUILDING IN LINEAR FT. (SEE NOTE 5)
							TOTAL FOR BOTH	MINIMUM FOR EITHER					
"A" AGRICULTURAL	1 PER 3 ACRES OF LOT AREA	3 ACRES	150 FT.	200 FT.	25 FT.	25 FT.	20 FT.	10 FT.	20 FT.	25 FT.	20%		35 FT.
"SR-1" SINGLE-FAMILY	1 PER 10,000 SQ. FT. OF LOT AREA	10,000 SQ. FT.	75 FT.	100 FT.	25 FT.	25 FT.	20 FT.	10 FT.	20 FT.	25 FT.	30%		35 FT.
"SR-1B" SINGLE-FAMILY	1 PER 10,000 SQ. FT. OF LOT AREA	10,000 SQ. FT.	75 FT.	100 FT.	25 FT.	25 FT.	15 FT.	7 1/2 FT.	15 FT.	25 FT.	30%		35 FT.
"SR-2" SINGLE-FAMILY	1 PER 8,000 SQ. FT. OF LOT AREA	8,000 SQ. FT.	60 FT.	100 FT.	25 FT.	25 FT.	15 FT.	7 1/2 FT.	15 FT.	25 FT.	30%		35 FT.
"SR-3" SINGLE-FAMILY	1 PER 6,000 SQ. FT. OF LOT AREA	6,000 SQ. FT.	50 FT.	100 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	25 FT.	30%		35 FT.
"MR-1" 2-, 3-, & 4-FAMILY	1 PER 3,000 SQ. FT. OF LOT AREA	6,000 SQ. FT. MINIMUM, OR 3,000 SQ. FT. PER DWELLING UNIT, WHICHEVER IS GREATER.	50 FT. MINIMUM, OR 25 FT. PER DWELLING UNIT, WHICHEVER IS GREATER.	120 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	25 FT.	30%		35 FT.
"MR-2" MULTI-FAMILY	1 PER 2,700 SQ. FT. OF LOT AREA	6,000 SQ. FT. MINIMUM, OR 2,700 SQ. FT. PER DWELLING UNIT, WHICHEVER IS GREATER.	50 FT. MINIMUM, OR 10 FT. PER DWELLING UNIT, WHICHEVER IS GREATER.	120 FT.	25 FT.	25 FT.	10 FT. MINIMUM, OR 6 IN. PER FT. OF BUILDING HEIGHT, (1/2 THE BUILDING'S HEIGHT), WHICHEVER IS GREATER.		20 FT.	25 FT.	30%	3/4 : 1	35 FT.
"MH-1" SINGLE-FAMILY MOBILE HOME DWELLING DISTRICT	1 PER 6,000 SQ. FT. OF LOT AREA	6,000 SQ. FT.	50 FT.	100 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	25 FT.	30%		35 FT.
"MH-2" SINGLE-FAMILY MODULAR RESIDENCE AND IMMOBILIZED MOBILE HOME DWELLING DISTRICT	1 PER 7,500 SQ. FT. OF LOT AREA	7,500 SQ. FT.	60 FT.	120 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	25 FT.	30%		35 FT.

**CITY OF O'FALLON
ZONING ORDINANCE
SECTION 2.04(e) SCHEDULE: AREA AND BULK REGULATIONS**

**PRINCIPAL BUILDING OR STRUCTURE
MINIMUM YARD DIMENSIONS
COMMERCIAL AND INDUSTRIAL DISTRICTS**

		MINIMUM LOT SIZE (SEE NOTE 1)			PRINCIPAL BUILDING OR STRUCTURE MINIMUM YARD DIMENSIONS (SEE NOTE 2)								
A	B	C	D	E	F	G	H		I	J	K	L	M
ZONING DISTRICT	MAXIMUM NUMBER OF DWELLING UNITS	LOT AREA IN SQUARE FEET OR ACRES	LOT WIDTH AT BUILDING LINE, IN LINEAR FEET	MEAN LOT DEPTH, IN LINEAR FEET	DEPTH OF FRONT YARD, IN LINEAR FEET	DEPTH OF SIDE YARD ABUTTING A STREET IN LINEAR FEET	DEPTH OF A SIDE YARD ABUTTING A LOT, IN LINEAR FEET		MINIMUM DISTANCE TO NEAREST PRINCIPAL STRUCTURE ON AN ADJACENT LOT, IN LINEAR FEET	DEPTH OF REAR YARD IN LINEAR FEET	MAXIMUM LOT COVERAGE IN PERCENT (SEE NOTE 3)	MAXIMUM FLOOR AREA RATIO (SEE NOTE 4)	MAXIMUM HEIGHT OF PRINCIPAL BUILDING IN LINEAR FT. (SEE NOTE 5)
							TOTAL FOR BOTH	MINIMUM FOR EITHER					
"O-1" OFFICE DISTRICT	1	8,000 SQ. FT.	60 FT.	100 FT.	25 FT.	25 FT.	10 FT.	5 FT.	10 FT.	20 FT.	30%	3/4 : 1	35 FT.
"B-1" COMMUNITY BUSINESS DISTRICT	NOT A PERMITTED USE, BUT SEE NOTE 10.						NO SIDE YARDS ARE REQUIRED, EXCEPT: IN THE INSTANCES WHERE THE SUBJECT LOT ABUTTS AN "SR," "MR," OR "MH" DISTRICT OR, WHERE A SIDE YARD IS VOLUNTARILY PROVIDED, A SIDE YARD OF AT LEAST 12 FT. SHALL BE REQUIRED.		12 FT. WHERE YARD AREA IS REQUIRED OR PROVIDED	20 FT.	50%	2 : 1	92 FT. OR 8 STORIES IN HEIGHT, WHICHEVER IS SMALLER.
"B-2" GENERAL BUSINESS DISTRICT	NOT A PERMITTED USE, BUT SEE SEC. 2.05(d) LINE "4" COLUMN "L"						NO SIDE YARDS ARE REQUIRED, EXCEPT: IN THE INSTANCES WHERE THE SUBJECT LOT ABUTTS AN "SR," "MR," OR "MH" DISTRICT, A SIDE YARD OF AT LEAST 25 FEET SHALL BE REQUIRED; OR WHERE A SIDE YARD IS VOLUNTARILY PROVIDED, A SIDE YARD OF AT LEAST 12 FT. SHALL BE REQUIRED.		12 FT. WHERE YARD AREA IS REQUIRED OR PROVIDED	20 FT.	50%	2 : 1	92 FT. OR 8 STORIES IN HEIGHT, WHICHEVER IS SMALLER.
"I" INDUSTRIAL DISTRICT	NOT A PERMITTED USE, BUT SEE SEC. 2.05(d) LINE "4" COLUMN "M"				25 FT.	25 FT.	50 FT.	25 FT.		20 FT.	40%	1 : 1	92 FT. OR 8 STORIES IN HEIGHT, WHICHEVER IS SMALLER.

**CITY OF O'FALLON
ZONING ORDINANCE
SECTION 2.04(e) SCHEDULE: AREA AND BULK REGULATIONS**

**ACCESSORY BUILDINGS
OR STRUCTURES**

	ACCESSORY BUILDINGS OR STRUCTURES (SEE NOTE 6)					
	IF DETACHED, MINIMUM YARD DIMENSIONS					
A	N	O	P	Q	R	S
ZONING DISTRICT	MAXIMUM HEIGHT IN LINEAR FEET (SEE NOTE 5)	PRINCIPAL BUILDING OR STRUCTURE, IN LINEAR FEET	FRONT LOT LINE, IN LINEAR FEET	SIDE LOT LINE, <u>STREET</u> SIDE, IN LINEAR FEET	SIDE LOT LINE, <u>INTERIOR</u> SIDE, IN LINEAR FEET	REAR LOT LINE, IN LINEAR FEET
"A" AGRICULTURAL	35 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"SR-1" SINGLE-FAMILY	25 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"SR-1B" SINGLE-FAMILY	25 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"SR-2" SINGLE-FAMILY	25 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"SR-3" SINGLE-FAMILY	25 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"MR-1" 2-, 3-, & 4-FAMILY	25 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"MR-2" MULTI-FAMILY	25 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"MH-1" SINGLE-FAMILY MOBILE HOME DWELLING DISTRICT	25 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"MH-2" SINGLE-FAMILY MODULAR RESIDENCE AND IMMOBILIZED MOBILE HOME DWELLING DISTRICT	25 FT.	10 FT.	60 FT.	25 FT.	3 FT.	3 FT.
"O-1" OFFICE DISTRICT	20 FT.	10 FT.	20 FT.	25 FT.	5 FT.	5 FT.
"B-1" COMMUNITY BUSINESS DISTRICT	20 FT.	12 FT.	12 FT.	12 FT.	12 FT.	12 FT.
"B-2" GENERAL BUSINESS DISTRICT	20 FT.	12 FT.	12 FT.	12 FT.	12 FT.	12 FT.
"I" INDUSTRIAL DISTRICT	20 FT.	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.

~~MINIMUM OFF-STREET AUTOMOBILE PARKING SPACE (SEE NOTE 4)~~

FOR:	ONE SPACE FOR EACH:
ONE FAMILY DWELLINGS	DWELLING UNIT
CHURCHES AND AUDITORIUMS	FOUR (4) SEATS
LIBRARIES AND MUSEUMS	500 SQ. FT. OF TOTAL FLOOR AREA
MUNICIPAL BUILDINGS	300 SQ. FT. OF TOTAL FLOOR AREA
ELEMENTARY AND JUNIOR HIGH SCHOOLS	500 SQ. FT. OF TOTAL CLASSROOM AREA
SENIOR HIGH SCHOOLS	200 SQ. FT. OF TOTAL CLASSROOM AREA
ONE , TWO , AND THREE FAMILY DWELLINGS	DWELLING UNIT
APARTMENT HOUSE DWELLINGS	½ DWELLING UNIT (2 SPACES PER DWELLING UNIT)
BOARDING AND ROOMING HOUSES, AND DORMITORIES	2 BEDS
MOBILE HOME PARKS	MOBILE HOME SPACE
ANY GIVEN USE PERMITTED BY REFERENCE TO THE "SR" DISTRICTS	AS REGULATED IN THE "SR" DISTRICTS
ANY GIVEN USE PERMITTED BY REFERENCE TO THE "SR" AND "MR" DISTRICTS	AS REGULATED IN THE "SR" AND "MR" DISTRICTS, AS APPLICABLE THERETO
EACH USE SPECIFICALLY LISTED AS A PERMITTED USE IN THE "B 1" DISTRICT	250 SQ. FT. OF GROSS LEASABLE AREA FOR CENTERS UP TO 400,000 SQ. FT.
ANY GIVEN NON DWELLING USE LISTED AS A PERMITTED USE IN THE "SR" DISTRICTS	SAME AS REGULATED IN THE "SR" DISTRICT
ANY GIVEN NON DWELLING USE LISTED AS A PERMITTED USE IN THE "O 1" DISTRICT	SAME AS REGULATED IN THE "B 1" DISTRICT
ANY GIVEN NON DWELLING USE LISTED AS A PERMITTED USE IN THE "B 1" DISTRICT	SAME AS REGULATED IN THE "B 1" DISTRICT
WAREHOUSES, INDUSTRIAL	3 EMPLOYEES
ANY OTHER USE SPECIFICALLY LISTED AS A PERMITTED USE IN THE "B 2" DISTRICT	SAME AS REGULATED IN THE "B 1" DISTRICT
ANY GIVEN USE LISTED AS A PERMITTED USE IN THE "B 2"	SAME AS REGULATED IN THE "B 2" DISTRICT

DISTRICT

~~ANY OTHER USE PERMITTED IN THE "B-1" DISTRICT~~ ~~SAME AS REGULATED IN THE "B-1"~~
~~THE "I" DISTRICT~~ ~~DISTRICT~~
(Ord. #3462; passed 07-03-06) - see new Article X

OTHER STANDARDS AND REQUIREMENTS, EXCEPTIONS (NOTES)

(NOTE 1) Where the use of private individual wells and/or septic tank (or like private systems) is practiced, the maximum dwelling unit density, minimum lot area size, lot frontage and lot depth are subject to the operations of section 4.11.

(NOTE 2) Exceptions to the minimum yard dimensions are as established by Section 4.16.

(NOTE 3) Coverage regulations do not apply to automobile parking areas.

(NOTE 4) Floor area ratio shall apply to the total area included in the development, excluding streets and other public areas, and shall not exceed the ratio specified for the district where the development is located.

(NOTE 5) Exceptions to the maximum height limitations of buildings and structures are as established in Section 4.15.

(NOTE 6) Any attached accessory building shall be considered as part of the principal building.

(NOTE 7) Signs are regulated by the provisions of Section 3.06.

(NOTE 8) PARKING LOTS AND DRIVEWAYS ABUTTING A RESIDENCE DISTRICT. Whenever a parking lot or a driveway to a parking lot is hereafter established in other than a residence district so as to abut the side or rear line of a lot in a residence district, a solid masonry wall, shrubbery planting, or a fence not less than five (5) feet high and not more than eight (8) feet high shall be constructed and maintained along said side or rear lot line. In addition in all districts, the lighting, including any permitted illuminated sign, on any parking lot or driveway shall be arranged so that there will be no annoying glare directed or reflected toward residence buildings or residence districts.

~~(NOTE 9) Off-street parking and/or off-street loading spaces are further regulated by the provisions of Section 3.04.
[Repealed by Ord. #3462; 07-03-06]~~

(NOTE 10) Residential uses are allowed in the "B-1" district only as a special use and any such residential uses established in the "B-1" district shall comply with all of the regulations of the least restrictive residential district in which that type of residential use is permitted, see Section 2.05(e) listing of special uses in the "B-1" district.

~~(NOTE 11) Permitted signs in "O-1" district:~~

Permitted Type	Permitted Area is Sq. Ft.	Permitted Class
Business Sign	32 sq. ft., 10 ft. max. ht.	1; 4

~~Identification Sign 1 sq. ft. 4~~

~~Temporary Sign As regulated in "SR" districts 1
(See Article XI Sign Regulations)~~

CHURCHES: Minimum lot area and yard dimensions for churches and other places of formal worship are additionally subject to the operation of Section 3.07.

FENCES, WALLS AND HEDGES: Fences, walls and hedges are subject to the operations of Section 3.01.

FISHING CLUBS: Setbacks applicable to buildings, parking lots, or other intense use activity for fishing lakes or clubs are additionally regulated by the applicable provisions of Section 2.05(d).

GOLF COURSES: Setbacks applicable to clubhouses, parking lots, and accessory buildings for regulation and "Par 3" golf courses are additionally regulated by the applicable provisions of Section 2.05(d).

GUN CLUBS: Setbacks from neighboring dwelling uses for gun clubs are additionally regulated by the applicable provisions of Section 2.05(d).

INCINERATORS: Setbacks from adjacent buildings or structures for incinerators (for home use) are additionally regulated by the applicable provisions of Section 2.05(d).

NURSERY SCHOOLS: Minimum lot area and off-street loading of children for nursery schools are additionally subject to the operation of Section 3.20.

NURSING HOMES: Minimum lot area for nursing homes is additionally subject to the operation of Section 3.19.

PUBLIC BUILDINGS: Minimum yard dimensions for public buildings are additionally subject to the operation of Section 3.13.

PUBLIC SERVICE FACILITIES: Minimum lot width and depth dimensions for electrical, gas, or telephone substations and exchanges are subject to the operation of Sections 3.14 and 4.17.

SCHOOLS: Minimum lot area and yard dimensions for private and parochial schools are additionally subject to the operation of Section 3.15. Public schools are deemed to be public buildings and are additionally subject to the operation of Section 3.13.

Section 2.05 SCHEDULE: PERMITTED USES; ACCESSORY USES; EXCEPTIONS AND SPECIAL PERMITS

(a) To facilitate public understanding of this Ordinance and for the better administration and convenience of use thereof, the regulations designating permitted uses, permitted accessory uses,

exceptions and special permits for each of the districts established by Section 2.01, hereof, are set forth in Use Schedule as Section 2.05(d) hereof. Such Use Schedule is intended and declared to be an integral part of this Ordinance and it may be amended in the same manner as any other part of this Ordinance.

(b) Each column refers to a specific district which lists the permitted uses, permitted accessory uses, exceptions, special permits, and supplementary regulation references, and are read vertically under a district column.

(c) Limitations and requirements in the Use Schedule as used in a column shall mean and include the specific limitations and requirements as set forth in the same column for the district referred to. Where reference is made in the Use Schedule to another section or provision of this Ordinance, such section or provision referred to shall thereby be incorporated as an integral part of the requirements including such reference. All provisions of this Ordinance shall apply as integral parts of this Section although not specifically cited in a column. See Section 2.05(d).

(d) SCHEDULE: PERMITTED USES; ACCESSORY USES; EXCEPTIONS AND SPECIAL PERMITS. See Schedule 2.05(d).

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SECTION 2.05 (d)

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Permitted Principal Structures

Building structures of the following classes:

- Class 1, Conventionally-built building structures, and
- Class 2, Prefabricated building structures.

Permitted Principal Uses

All uses commonly classified as agriculture, horticulture, or forestry, including crop and tree farming, truck farming, gardening, dairy farming, livestock raising, animal and poultry breeding and raising, forestry operations, together with the operation of machinery or vehicles, but not including stockyards, commercial livestock or poultry feeding nor agricultural processing plants.

One-family dwellings of the following class, as regulated by Section 2.04(e), Line 1:

- Class 1, Conventionally-built residence dwellings, and
- Class 2, Prefabricated residence dwellings.

Living quarters for persons employed in agricultural or related activities that are conducted upon the premises.

Parking lots, subject to the applicable provisions of Section 3.04.

Private clubs, lodges, or camps, except those whose chief activities are a service customarily carried on as a business.

Golf courses of regulation size "Par 3" golf courses, but not including commercially operated golf driving ranges nor miniature golf courses, provided that no clubhouse, parking lot, nor accessory building shall be located nearer than five hundred (500) feet to any dwelling or another zoning lot.

Fishing lakes or clubs, provided that no building, parking lot nor other intense use activity is located nearer than five hundred (500) feet to any dwelling or another zoning lot.

Gun clubs, if located not nearer than one thousand (1,000) feet to any residence other than that of the owner or lessee of the site, and if not so operated as to withdraw land from its primary agricultural use.

Carnivals, circuses and similar temporary transient amusement enterprises.

Plant nurseries and greenhouses, subject to the provisions of Section 3.21.

Schools and colleges for academic instruction, subject to Sections 3.15 and 3.13.

Libraries, museums, art galleries and similar public cultural facilities, subject to the provisions of Section 3.13.

Cemeteries and mausoleums in conjunction therewith.

Essential governmental and essential public utility services, subject to the applicable provisions of Sections 3.13, 3.14, and 4.17.

Public service uses, including filtration plants, pump stations, water reservoirs, sewage treatment plants, police and fire stations or other governmental uses, subject to the applicable provisions of Sections 3.13, 3.14, and 4.17.

Railroad right of way and trackage, but not including classification yards, terminal facilities, nor maintenance facilities.

Temporary produce stands for the sale of agricultural produce raised upon the premises, provided adequate off-street parking is available and congestion or hazards would not be created in conjunction with the location of access thereto.

Radio or television transmission towers, subject to the provisions of Section 4.15.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the SR-1 district, unless specified as a permitted principal use in this district.

Mobile homes, subject to the provisions of 3.11-2.

Accessory uses that are clearly supplementary and secondary to the principal use of the subject premises.

Special Permits (Special Uses)

Churches and other places of formal worship, subject to the provisions of Section 3.07, but not including funeral chapels nor mortuary chapels.

Exceptions

Any exception permitted and as regulated in the SR-1 district.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Permitted Principal Structures

Building structures of the following classes:

- Class 1, Conventionally-built building structures, and
- Class 2, Prefabricated building structures.

Permitted Principal Uses

One-Family dwelling of the following classes, as regulated by Section 2.04(e), Line 2:

- Class 1, Conventionally-built residence dwellings, and
- Class 2, Prefabricated residence dwellings.

Public, private and parochial schools offering courses of instruction at elementary and secondary levels in accordance with standards for compulsory education, subject to the provisions of Sections 3.15 and 3.13.

Essential public utility services, including electrical substations (static transformer stations), gas regulator stations, telephone exchange facilities and other essential public utility services, subject to the provisions of Sections 3.14 and 4.17.

Municipal uses, facilities and buildings, subject to the provisions of Section 3.13.

Growing of plants and trees on a private or commercial basis, provided no retail sales are conducted on the premises, subject to the provisions of Section 3.21.

Railroad right of way and trackage, but not including switching, storage, freight yards, industrial sidings, nor classification yards.

Permitted Accessory Uses

Private greenhouses, tool sheds and tennis courts.

Private patios, subject to the provisions of Section 4.16.

Private garages, carports, parking spaces, not for gain in addition to the minimum off-street parking required, subject to the applicable provisions of Section 3.04.

Private swimming pools, subject to the provisions of Section 3.05.

Keeping of household pets provided kennels are not maintained.

Keeping of not more than one (1) unoccupied camp trailer and/or not more than one (1) utility trailer, subject to the provisions of Section 3.12.

Incinerators for home use, provided such are located on the lot so as not to constitute an unreasonable hazard to dwellings and other structures on the premises on adjoining property, and located not less than fifteen (15)

feet from any dwelling and not less than ten (10) feet from any other building.

Fences, walls, and hedges, subject to the provisions of Section 3.01.

Accommodation for professional servants, caretakers, watchmen, or custodians, but not as a separate detached one-family dwelling on the same lot.

Home occupations, subject to the provisions of Section 3.02.

Temporary construction sheds and temporary buildings for sales or rental offices or show houses for use during construction operations, provided all other regulations of the district are complied with, but in no case shall such office be continued beyond the duration of construction of the project or one (1) year, whichever is greater. However, such time limit may be extended for one (1) year by the Board of Appeals.

Special Permits (Special Uses)

Differential land-neighborhood park developments, subject to the provisions of Article V, particularly Sections 5.06 and 5.07.

Any special use permitted and as regulated in the SR-1B District.

Churches and other places of formal worship, subject to the provisions of Section 3.07, but not including funeral chapels or mortuary chapels.

Exceptions

Existing special uses and non-conforming uses, subject to the applicable provisions of Section 2.0303 or Article VI.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Column C "SR-1B" SINGLE-FAMILY RESIDENCE DWELLING DISTRICT

Permitted Principal Structures

Building structures of the following classes:

Class 1, Conventionally-built building structures, and
Class 2, Prefabricated building structures.

Permitted Principal Uses

One-family dwellings of the following class, as regulated by Section 2.04(e), Line 4:

Class 1, Conventionally-built residence dwellings, and
Class 2, Prefabricated residence dwellings.

And such non-dwelling uses as are permitted in the SR-1 District, subject to Section 2.04(e), Line 4.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the SR-1 District.

Special Permits (Special Uses)

Two-family residence dwellings, subject to the operations of Section 5.12.

~~Conversion of garages to dwelling area, subject to the operations of Section 5.13. (Ord 3379; passed 10-3-05)~~

Exceptions

Any exemption permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Permitted Principal Structures

Building structures of the following classes:

- Class 1, Conventionally-built building structures, and
- Class 2, Prefabricated building structures.

Permitted Principal Uses

One-family dwellings of the following classes, as regulated by Section 2.04(e), Line 4:

- Class 1, Conventionally-built residence dwellings, and
- Class 2, Prefabricated residence dwellings.

And such non-dwelling uses as are permitted in the SR-1 District, subject to Section 2.04(e), Line 4.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the SR-1 District.

Special Permits (Special Uses)

Any special use permitted and as regulated in the SR-1B District.

Exceptions

Any exemption permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Permitted Principal Structures

Building Structures of the following classes:

- Class 1, Conventionally-built building structures,
- Class 2, Prefabricated building structures, and
- Class 3, Modular building structures.

Permitted Principal Uses

One-family dwelling of the following classes, as regulated by Section 2.04(e), Line 5:

- Class 1, Conventionally-built residence dwellings,
- Class 2, Prefabricated residence dwellings, and
- Class 3, Modular residence dwellings.

And such non-dwelling uses as are permitted in the SR-1 District, subject to Section 2.04(e), Line 5.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the SR-1 District.

Special Permits (Special Uses)

Any special use permitted and as regulated in the SR-1B District.

Exceptions

Any exemption permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Permitted Principal Structures

Building structures of the following classes:

- Class 1, Conventionally-built building structures,
- Class 2, Prefabricated building structures, and
- Class 3, Modular building structures.

Permitted Principal Uses

One-family dwellings of the following class, as regulated by Section 2.04(e), Line 5; and two, three and four-family dwellings of the following class, as regulated by Section 2.04(e), Line 6:

- Class 1, Conventionally-built residence dwellings,
- Class 2, Prefabricated residence dwellings, and
- Class 3, Modular residence dwellings.

And such non-dwelling uses as are permitted in the SR-1 District, subject to Section 2.04(e), Line 6.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the SR-1 District.

Accommodations for one boarder or roomer.

Special Permits (Special Uses)

One and two-family residence dwellings only; ~~conversion of garages to dwelling area subject to the operations of Section 5.13. (Ord 3379; passed 10-3-05)~~

Exceptions

Any exemption permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Permitted Principal Structures

Building structures of the following classes:

- Class 1, Conventionally-built building structures,
- Class 2, Prefabricated building structures, and
- Class 3, Modular building structures.

Permitted Principal Uses

One-family dwellings of the following class, as regulated by Section 2.04(e), Line 5; two, three, and four-family dwellings of the following class, as regulated by Section 2.04(e), Line 7:

- Class 1, Conventionally-built residence dwellings,
- Class 2, Prefabricated residence dwellings, and
- Class 3, Modular residence dwellings.

And such non-dwelling uses as are permitted in the SR-1 District, subject to the provisions of Section 2.04(e), Line 7.

Boarding and rooming houses.

Dormitories or group living facilities for religious, educational or charitable purposes.

Nursing and retirement homes, subject to the provisions of Section 3.19.

Nursery schools and orphanages, subject to the provisions of Section 3.20.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the MR-1 District.

Special Permits (Special Uses)

Planned multi-family developments, subject to the provisions of Article V, particularly Sections 5.06 and 5.08.

Planned mobile home parks subject to the provisions of Article V, particularly Sections 5.06 and 5.09, and Section 3.11-1.

Exceptions

Any exemption permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Permitted Principal Structures

Building structures and mobile home structures of the following classes:
Class 3, Modular building structures,
Class 4, Immobilized-mobile home structures; and
Class 5, (Mobile) mobile home structures.

Permitted Principal Uses

One-family dwellings of the following classes, as regulated by Section 2.04(e)), Line 11:

Class 3, Modular residence dwelling,
Class 4, Immobilized-mobile home dwelling, and
Class 5, Mobile home dwelling,
(Subject to the provisions of Section 3.11-4, as applicable thereto.)

And such non-dwelling uses as are permitted in the SR-1 District, subject to Section 2.04(e), Line 11.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the SR-1 District.

Special Permits (Special Uses)

Planned mobile home parks, subject to the provisions of Article V, particularly Sections 5.06 and 5.09, and Sections 3.11-1.

Exceptions

Any exemption permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Column I "MH-2" SINGLE-FAMILY MODULAR RESIDENCE AND MOBILE HOME DWELLING DISTRICT

Permitted Principal Structures

Building structures and mobile home structures of the following classes:
Class 3, Modular building structures, and
Class 4, Immobilized-mobile home structures.

Permitted Principal Uses

One-family dwellings of the following classes, as regulated by Section 2.04(e), Line 12:

Class 3, Modular residence dwelling

Class 4, Immobilized-mobile home structures.

(Subject to the provisions of Section 3.11-4, as applicable thereto.)

And such non-dwelling uses as are permitted in the SR-1 District, subject to Section 2.04(e), Line 11.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the SR-1 District.

Special Permits (Special Uses)

Exceptions

Any exemption permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Permitted Principal Structures

Building structures of the following classes:

- Class 1, Conventionally-built building structures,
- Class 2, Prefabricated building structures, and
- Class 3, Modular building structures.

Permitted Principal Uses

Professional offices and clinics as listed in Section 2.05(e) III, including the following offices and services of the following professions: architect, landscape architect, engineer, land surveyor, attorney, dentist, optometrist, physician, psychiatrist, chiropractors, accountant, surgeon, or other similar licensed professionals.

Home occupations per Section 3.02;

Churches and other places of formal worship;

Service offices such as: insurance, travel, advertising, real estate, photography, hobby shops;

Corporate office, government offices.

Beauty/Barber Shops;

Nursing Homes;

Banks and Financial Services

Credit Service Offices, including Credit Unions

Holding and Investment Services

Insurance Agents, Brokers, Carriers, and Services

Real Estate Agents, Brokers, and/or Management Services

Real Estate Operators and Lessors Offices

Savings and Loans Association Offices

Brokerage for Securities or Commodities

Medical Offices and Facilities,

including Associated Rehabilitation, Fitness, and Recreation Facilities.

Public, Private, and Parochial Schools, per Section 2.05 (e) III

Title Abstracting Services

Building Contractor or Construction Firm Office only (no machinery, equipment, or storage)

Business Office, Professional or Trade

General Business Management and Consulting Offices

Advertising Service Offices, excluding fabrication shops

Accounting, Auditing, or Bookkeeping Office

Consumer and Mercantile Credit Reporting Services

Direct Mail or Advertising Agency

Employment or Personnel Agency

Manufacturers Representative Office

Security Service Office

Trade Union Office

Travel Agency

Dance, Art, or Photography Studio or Office

(Ord 2053; passed 9/20/99)

Permitted Accessory Uses

Any accessory use as are permitted in the SR-1 District

Special Permits (Special Uses)

Exceptions

Supplementary Regulations

(e) B-1 COMMUNITY BUSINESS DISTRICT: Permitted Uses, Special Uses; Planned Developments; Permitted Accessory Uses; Exceptions; and Supplementary Regulations.

(1) Permitted Principal Structures

Building structures of the following class:

- Class 1, Conventionally-built building structures;
- Class 2, Prefabricated building structures;
- Class 3, Modular building structures.

(2) Permitted Uses (Rescinded; #1431,5-17-90)

RETAIL SALE ESTABLISHMENTS

General Merchandise Retail Stores, limited to:

- Department Stores;
- Dry Goods Stores; and
- Limited Price Variety Stores.

Food Merchandise Retail Stores, limited to:

- Bakeries, non-manufacturing - except for retail sale upon the premises only;
- Candy and Confectionery Shops;
- Dairy Product Markets;
- Delicatessens;
- Fruit and Vegetable Markets;
- Grocery Stores (excluding convenience food stores);
- Health Food Stores;
- Liquor, Beer, and Wine Package Goods Stores; and
- Meat, Fish, Seafood and Poultry Markets.

Furniture and Home Furnishing Retail Stores, limited to:

- China, Glassware and Metalware Stores;
- Draperies, Curtains and Upholstery Stores, including custom-made service, and supplies;
- Floor Covering and Carpet Stores, including installation service;
- Furniture Stores;
- Household Appliance Stores, including repair and service;
- Interior Decorator's Service Stores or Offices, excluding fabrication shops;
- Lamp and Mirror Stores;
- Musical Instrument Stores, including repair and tuning service, and supplies;
- Office Furniture and Business Machine Stores, including service, repair, supplies, and equipment; and
- Radio, Television, Computer, and Audio and Video Recorder Stores, including parts, repair, service, and supplies.

Eating and Drinking Place, Retail, limited to:

Coffee Shops;
Confectionery and Ice Cream Stores;
Fast-food Restaurants, including carry-out service;
Food Caterer's Shops, Retail;
Pizza Parlors, with or without delivery service;
Private Membership Clubs, Lodges, or Organizations
offering food for member's consumption on the
premises;
Restaurants, Cafes, and Cafeterias; and Tea Rooms.
Drive-in Restaurants [#1992; 06-01-98]

Provided none of the uses listed in this paragraph shall provide patron drive-through service facilities, and further provided, that there shall be no sale or consumption of alcoholic beverages upon the premises.

Apparel and Accessories, Retail Stores and Shops, limited to:

Apparel Accessory Shops;
Clothing Stores;
Custom Tailoring and Dressmaking Shops;
Furrier Shops;
Jewelry and Lapidary Shops;
Millinery Shops; and
Shoe Stores.

Motor Vehicles, including parts and accessories, Retail Sales, limited to:

New Automobiles, Vans and Truck 3/4 ton and under, Motorcycles, Mopeds and Motorscooters, and Marine Craft, together with their repair and service;
Tires, Batteries, Lubricants and Motor Vehicle Accessories, including service and installation, but excluding repair garages; and
New and Rebuilt Motor Vehicle Parts and Supplies, and excluding repair garages.

Miscellaneous Retail Sales Stores and Shops, limited to and including the offering for retail sale any or of the following commodities:

Art Articles and Artist's Supply Stores;
Auction Halls, Second Hand Merchandise Stores, and Antique Shops;
Books, Magazines, Newspapers, Greeting Cards, and Stationery (including letterhead and business card printing) Stores;
Camera and Photographic Supply Shops, including optical goods;
Coin and Stamp Stores;

Drug and Tobacco Stores, including, but not limited to, retailing of Toiletries, Notions, and Sundries;
Equipment Rental Stores (excluding motor vehicle and trailer rental);
Florists;
Gift, Novelty, Curio, and Souvenir Shops;
Hardware and Lawn and Garden Equipment and Supply Stores;
Hobby, Craft, and Sporting Goods Shops, including trophies and engraving, Taxidermists, Gunsmiths, and Bicycles;
Leather and Luggage Retail Shops;
Newspaper Distribution and Delivery Stations;
Pet Shops, Retail; and
Photography Processing Patron Drop-off Stations, Retail, (excluding patron drive-through service).

PROFESSIONAL SERVICE OFFICES AND CLINICS, limited to:
Architects' Office, excluding Landscape Architects;
Attorney's Office;
Dentist's Office and Dental Clinics and Dental Laboratories;
Engineer's Office;
Optometrist's Office;
Physician's Office, Physician's Clinic, and Medical Laboratories;
Psychiatrist's Office and Psychiatric Clinics;
Public and Certified Public Accountant's Office, excluding Bookkeepers;
Surgeon's Office and Ambulatory Surgical Clinics;
And any other professional service office of professional practitioners who by formal education and training, at an accredited college or university, and by examination and registration are qualified to perform services of a professional nature, excluding veterinarians, veterinarian's services, and chiropractors.

FINANCE, REAL ESTATE AND/OR INSURANCE SERVICE OFFICES, limited to:

Banks;
Credit Service Offices, including Credit Unions;
Holding and Investment Services Offices;
Insurance Agents, Brokers, Carriers and Service Offices;
Real Estate Agents, Brokers, and/or Management Service Offices;
Real Estate Operators and Lessor's Offices;
Registered Land Surveyor's Offices;
Savings and Loan Associations Offices;
Security and Commodity Brokers, Dealers, and Flotation Service Offices; and

Title Abstracting Service Offices.

BUSINESS SERVICE OFFICES, limited to:

Advertising Service Offices, excluding fabrication shops;
Bookkeeping Services;
Business Management and Consulting Service Offices;
Consumer and Mercantile Credit Reporting Service Offices, including Adjustment and Collection Services;
Direct Mail Advertising Service Offices;
Direct Selling Organization Offices;
Employment Service Offices;
Manufacturer's Representative Office;
Security Services Office;
Stenographic, Duplicating, Mailing and/or Telephone Answering Service Office; and
Trade Union Offices.

PERSONAL SERVICE ESTABLISHMENTS, limited to:

Barber's Service Shop;
Beautician's Service Shop;
Chiropractic Services Office or Clinic;
Dance Instruction Studios;
~~Funeral or Mortuary Service Establishments, including accessory Crematoriums~~ (Repealed by Ord #3643; 11-02-09)
Garment Alteration and Repair Service;
Laundry Service Establishments, including coin-operated or self-service establishments but excluding industrial and/or business (uniform, linen, etc.) laundering and supply service;
Photographer's Studio or Office and Photographic Service Offices;
Reducing and/or Physical Fitness Centers; and
Travel Arranging Service Office.

REPAIR SERVICE ESTABLISHMENTS, limited to:

Household Appliance Repair Service Shops, including but not limited to water heaters, ranges, refrigerators, clothes dryers, washing machines, water heaters, air conditioners and furnaces, and the retail sale thereof as limited by the paragraph titled "RETAIL SALE ESTABLISHMENTS" hereinabove;
Locksmith's Shops;
Musical Instrument Repair and Tuning Service Shops;
Radio, Television, Tape and Video Recorders, and Computer Repair Service Shops;
Shoe and Leather Goods Repair Service Shops; and
Watch, Clock and Jewelry Repair Service Shops.

COMMUNICATION SERVICE OFFICES, limited to:

Commercial Mail Courier Offices;
Post Offices or Postal Substations;

Radio and Television Broadcasting Studios and/or Offices, including Cablevision;
Telephone Exchange Stations and Customer Service Office, excluding construction centers; and
Telegraph Message Offices.

TRANSPORTATION SERVICE OFFICES AND FACILITIES, limited to:

Bus Transportation Terminals and Shelters, including park-and-ride stations, but excluding bus garaging and equipment maintenance;
Highways, Streets and Alleys; and
Taxicab Dispatching Offices, excluding garaging and equipment maintenance.

PUBLIC UTILITY SERVICE FACILITIES, limited to:

Electricity Regulating Substations, Distribution Facilities, and Customer Service Offices (accessory use maintenance and service);
Gas Pressure Control Stations, Distribution Facilities, and Customer Service Offices (accessory use maintenance and service);
Potable Water Pressure Control Stations, Storage Tanks, Distribution Facilities and Customer Service Office;
Sewage Pressure Control Stations and Adjunct Facilities; and
Other Essential Public Utility Facilities and Operations.

GOVERNMENTAL SERVICE OFFICES, limited to:

Municipal, Township, County, State and Federal governmental service offices, including legislative and/or administrative service offices, and police stations, fire stations and ambulance service facilities; but excluding penal institutions, jails, detention homes, half-way houses, asylums, and any other governmental use activity that is not the nature of being an office use activity as is listed elsewhere in this list of permitted uses.

(3) Special Uses

Taverns, Night Clubs, Discotheques, Cocktail Lounges, Restaurants, Fraternal Organizations, Clubs, Meeting Halls, or anywise, involved in the sale or offering of alcoholic beverages, including "set-up" or "carry-in", to its patrons, members or guests.

~~Any Listed Permitted Use Retail, Service, Office, Institution, or anywise offering patron drive-through service accommodations.~~

[Repealed by Ord #1995, 06-15-98]

Gasoline Service Stations and/or any Listed Permitted Use or Special Use involving the dispensing of motor fuels, either as a principal or an accessory use.

Any Listed Permitted Use or Special Use offering for its patrons, members or guests a dance floor or other dancing accommodation, including but not limited to taverns, night clubs, discotheques, dance halls, road houses, private clubs, hotels or motels.

Dry Cleaning Service Shops.

Churches, Synagogues, Temples and other places of formal worship, including their off-street parking accommodations.

Public, Private and Parochial Schools and other uses offering courses of instruction in accordance with standards for compulsory education.

Car Wash Establishments.

Cultural, Entertainment, and Recreation Service Establishments, limited to: Arcades, Bowling Alleys, Libraries, Meeting or Assembly Halls, Museums, Pool or Billiard Halls, Roller and/or Ice Skating Rinks, and Theaters (Legitimate and Motion Picture).

Used Motor vehicle retail sales, as limited per new motor vehicle sales.

Two-, Three- and Four-Family residence dwellings and shall be subject to operation of Section 2.04(e) Line 5, multi-family dwellings shall be subject to operations of Section 2.04(e) Line 6, apartment residence dwellings in mixed use occupancy buildings shall be subject to operations of Section 3.24.

(#1431;5-17-90)

- (4) Planned Developments
- Planned Multi-Family Developments, subject to the provision of Article V, particularly Sections 5.06 and 5.08.
- Planned Business Centers, subject to the provisions of Article V, particularly Sections 5.06 and 5.10.
- Other Planned Building Developments, subject to the provisions of Article V, particularly Sections 5.06 and 5.11.
- Veterinary Clinics, subject to the provisions of Article 9 Planned Uses (*Ord 3483; passed 10-16-06*)
- (5) Permitted Accessory Uses
- Any Accessory Use permitted and as regulated in the MR-2 District.
- Storage of merchandise or inventory usually carried in stock; provided that such storage shall be located on the lot with the retail, service or commercial use and shall be within a completely enclosed building.
- Service garage, only if in conjunction with and accessory and incidental to the sale of new automobiles.
- Retail sale of used automobiles and trucks, only if in conjunction with and accessory and incidental to the sale of new automobiles, as limited per new motor vehicle retail sales.

Rental or leasing of automobiles and trucks, only if in conjunction with and accessory and incidental to the sale of new automobiles.

(6) Exceptions

Existing Special Uses and Nonconforming uses are subject to the applicable provisions of Section 2.0303, Section 11.11, and/or Article VI.

(7) Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Outdoor Seating Requirements

A) All outdoor eating areas on a permanent or temporary basis are permitted under the following conditions:

- 1) The outdoor area does not exceed 100 percent of the ground floor area of the building containing the use or contains a seating area for a maximum of 15.
- 2) A site plan must be pre-approved by the Zoning Administrator.
- 3) The outdoor area is entirely on private property and on the same or adjacent zoning lot as the building containing the use.
- 4) The outdoor eating area is not in a required parking area or required side, front, or rear yards.
- 5) The outdoor eating area conforms to the transitional yard requirements of Section 2.04(e) Schedule Area and Bulk Regulations; Sign and Parking Requirements.
- 6) The outdoor area does not interfere with adequate pedestrian flow into the building and meets all city building code requirements.
- 7) Parking requirements are met for enclosed uses.
- 8) If alcohol is to be served, all Special Use provisions will apply as indicated in Article XI Special Uses - Special Permits.
(#1897; 01-06-97)

The preparation, processing, treatment and/or manufacture of goods or products for retail sale on the premises, and for food caterer's service beyond the premises, shall be permitted. Provided, that such preparation, processing, treatment or manufacture of goods or products shall be customary and subordinate of the use activity conducted upon the premises.

(#1217; 10-23-86)

Permitted Principal Structures

Building structures of the following classes:

- Class 1, Conventionally-built building structures,
- Class 2, Prefabricated building structures, and
- Class 3, Modular building structures.

Permitted Principal Uses

Any use permitted in the B-1 District as regulated by Section 2.04(e), Line 8 (except that no dwelling, boarding or rooming house, dormitory, fraternity or sorority house, apartment, hotel or motel, mobile home, nor any other use for living quarters not specifically listed in the portion of this column entitles "Permitted Accessory Uses" shall be permitted and, the following uses as regulated by Line 9 of said Section 2.04(e):

Places of amusement and recreation including bowling lanes, drive-in theaters, subject to the provisions of Section 3.18.

Automotive and/or agricultural implements sales, repair and service, subject to the provisions of Section 3.08;
Air conditioning equipment, custom fabrication and installation;
~~Animal hospitals when conducted entirely within an enclosed building;~~ (Ord 3483; passed 10-16-06)
Beverages, bottling;
Book publishing, printing;
Business machines, repair and service, storage and wholesale;
Candy, wholesale distribution;
Carpenters' shops and power woodworking;
Carpet and rug cleaners and storage;
Cement products wholesale (pipe, blocks, etc.)
Cleaning and dyeing processing;
Cold storage;
Contractors, equipment and material storage;
Dairies, distributing and pasteurization;
Decoration, workshop and equipment yards;
Display, designers' and builders' shops;
Drive-in restaurants;
Dry cleaning establishment, bulk processing;
Electric equipment, assembly and repair;
Express companies, warehouses;
Feed and seed stores;
Food products, brokers, distributors and warehousing;
Furniture, repair and refinishing;
Locksmiths' repair shops;
Machine and equipment rental service;
Newspaper printing;
Photo-engraving company;
Roofing materials, storage and sales;
Sales of auto parts;
Storage of automobiles;
Storage yards, bulk materials;

Tents and awning manufacture;
Tool and die manufacture;
Mobile home sales;
Warehousing;
Water softening equipment, service and repairs;
Weighers, commercial;
Welding, equipment and supplies, storage.

Provided that neither junk yards, the dismantling of vehicles or the storage of dismantled vehicles, petroleum bulk plants, or outside storage of inflammable liquids or explosives, shall be permitted in this district; and provided further that adequate safeguards (structural, mechanical and locational) shall be provided to protect adjoining properties from the effects of noisome or injurious substances, conditions and operations as defined in Section 4.11

Permitted Accessory Uses

Any accessory use permitted and as regulated in the SR-1 District.

Commercial greenhouses.

Storage of merchandise or inventory usually carried in stock, provided that all outdoor storage shall be completely concealed by a fence at least six (6) feet in height.

Accommodations for caretakers, watchmen or custodians.

Special Permits (Special Uses)

Planned business centers, subject to the provisions of Article V, particularly Sections 5.06 and 5.10.

Other planned building developments, subject to the provisions of Article V, particularly Sections 5.06 and 5.11.

Veterinary Clinics, subject to the provisions of Article 9 Planned Uses. (*Ord 3483; passed 10-16-06*)

Exceptions

Any exception permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.

Permitted Principal Structures

Building structures of the following classes:

- Class 1, Conventionally-guilt building structures,
- Class 2, Prefabricated building structures, and
- Class 3, Modular building structures.

Permitted Principal Uses

Any use permitted in the B-1 District (as restricted in the B-2 District) as regulated by Section 2.04(e), Line 8; any use permitted in the B-2 District as regulated by Section 2.04(e), Line 9; and the following uses as regulated by Line 10 of said Section.

Any commercial, industrial, or manufacturing operation which is not detrimental to the public health, safety or general welfare, and provided that adequate safeguards (structural, mechanical, and locational) shall be provided to protect adjoining properties from the effects of noisome or injurious substances, conditions and operations as defined in Section 4.11.

Soil mining, mineral extractions, subject to the provisions of Section 3.16.

Sanitary landfill, subject to the provisions of Section 3.17.

Junk yards, subject to the provisions of Section 3.10.

Permitted Accessory Uses

Any accessory use permitted and as regulated in the B-2 District.

Special Permits (Special Uses)

Planned business centers, subject to the provisions of Article V, particularly Sections 5.06 and 5.10.

Other planned building developments, subject to the provisions of Article V, particularly Sections 5.06 and 5.11.

Exceptions

Any exemption permitted and as regulated in the SR-1 District.

Supplementary Regulations

Any given permitted use is subject to the provisions of Article III and/or Article IV, as applicable thereto.