





**BUSINESS AND INDUSTRIAL DISTRICTS
PERMITTED USES (Sheet 1 of 8)**

 Uses permitted by right
 URSA Uses permitted with Special Use Approval



PERMITTED USES	OB	CB-1	CB-2	CB-3	CB-4	I-1	I-2
<p>Lower-intensity office uses:</p> <p>Accounting offices; Advertising Agencies; Architectural, engineering, and similar offices. Business offices; Business service establishments, including: Consumer credit reporting agencies; Duplicating services; Mailing and stenographic services; Management consulting services; Other similar business services; Insurance offices, but not insurance claim centers; Legal offices; Non-profit organization offices (but not meeting halls), including: Civic, social, and fraternal organizations; Political organizations; Professional membership organizations; Labor unions; and, Stock, bond, and other brokerage establishments.</p>							
<p>Higher-Intensity office uses:</p> <p>Government offices; Medical offices and outpatient clinics; Real estate offices; Insurance claim centers.</p>							
<p>Lower-Intensity convenience commercial uses:</p> <p>Dry goods and notions stores; Flower shops; Ticket agencies, entertainment; Ticket agencies, transportation; Tobacco shops; and, Travel agencies.</p>							
<p>Higher-intensity convenience commercial uses:</p> <p>Drug stores and pharmacies; Food stores, including grocery stores and specialized food stores such as bakeries and delicatessens, but not including supermarkets; Hardware, paint, and wallpaper stores; Ice cream parlors; and, Party stores.</p>							
<p>Lower-Intensity personal service uses:</p> <p>Barber and beauty shops; Children's music and dance schools; Dry cleaners and laundromats, but not those with more than 25 percent of their retail dollar volume from off-premise pick-up stations; Martial arts' studios and exercise studios; Pet grooming establishment, but not kennels; Photographic studios; Tailor and dressmaker shops.</p>							






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PERMITTED USES	OB	CB-1	CB-2	CB-3	CB-4	I-1	I-2
<p>Lower-Intensity personal service commercial uses</p> <p>Barber and Beauty Shops Credit unions, banks, and other low-intensity financial service Offices; Photographic portrait studios; Travel agencies.</p>	URSA						
<p>Lower-Intensity comparison commercial uses:</p> <p>Art merchandising studios; Art supply stores; Book and stationery stores; Boutiques; Business machine sales; Camera stores; Carpet, rug, and other flooring stores; Coin and philatelic stores; Furniture stores; Gift shops; Hearing aid stores; Interior decorators; Jewelry stores, costume; Jewelry stores, fine; Key shops; Leather and luggage stores; Locksmith stores; Musical instrument sales; Office supply stores; Optician retail sales; Picture framing; and, Security equipment stores, but not the installation of equipment on motor vehicles.</p>							
<p>Higher-intensity comparison commercial uses:</p> <p>Bait shops; Banks, savings and loans, credit unions and other financial institutions; Bicycle sales and service stores; Building and remodeling contractor showrooms; Clothing stores; Electrical showrooms and shops; Extermination shops; Garden equipment and supply stores; Glass stores; Hobby and craft stores; Household appliance stores; Music and record stores; Novelty shops; Pet stores; Plumbing showrooms and supply shops; Sporting goods; Tobacco shops; Toy stores; and, Video cassette clubs and rental establishments.</p>							






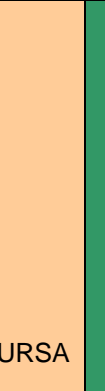

BUSINESS AND INDUSTRIAL DISTRICTS
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PERMITTED USES	OB	CB-1	CB-2	CB-3	CB-4	I-1	I-2
<p>General Commercial uses:</p> <p>Aerobic exercise and dance facilities; Auction houses; Catering establishments; Clubs and lodges, private; Jewelry cleaning and laundromat establishments; Janitorial equipment and supply establishments; Mail order And catalogue stores; Medical and dental supply sales and rental stores; Meeting halls and banquet rooms; Monument sales establishments; Newspaper distributing agencies; Nurseries, retail, for the sale of plant materials grown off the premises; Parking lots and garages; Pawn shops; Physical culture and health services, commercial, including gymnasiums, swimming pools, tennis and racquet ball facilities, reducing and massage salons and public baths; Taxidermists; and, Theaters, indoor.</p>						see zoning ord.	
<p>General sales and service uses:</p> <p>Ambulance Service; Amusement device sales and service; Appliance repair; Automotive and light truck rental agency storage and maintenance yards; Automobile and light truck sales and service agencies; Automobile parts and accessory stores including the installation of parts and accessories; Automobile repair, but not major automobile repair as defined in Article II; Boat and boat accessory sales establishments; Boat storage establishments; Building cleaning establishments; Farm equipment sales and service establishments; Feed and seed stores; Food storage lockers; Furniture and domestic equipment rental establishments; Furniture repair and refinishing; Golf driving ranges; Greenhouses and retail nurseries; Mechanical and electrical equipment repair; Motorcycle sales and service establishments; Printing, binding, photostatting, phototypesetting, blueprinting and similar establishments; Plumbing and heating contractor establishments; Recreation vehicle Sales and service establishments; Small motor and machine repair; Trailer sales and rental establishments; Upholstering, cloth and canvas products fabrication, including the fabrication of slipcover, awnings and similar products; and,</p>							

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PERMITTED USES	OB	CB-1	CB-2	CB-3	CB-4	I-1	I-2
Warehouses and outdoor storage area for files and small businesses							
Adult-oriented commercial uses.				 URSA	 URSA		
Amusement establishments, including bowling alleys, skating rinks, indoor shooting ranges and dance halls.			 URSA	 URSA			
Arcades including pinball and electronic game arcades, pool halls, and similar amusement establishments provided that all such uses shall be located in a commercial center of three or more individual businesses other than such uses and provided further that the gross square footage of such uses shall not exceed 25 percent of the total gross square footage of the commercial center.		 URSA					
Art, sculptor and composer studios.		 URSA					
Automobile gas filling stations and oil filling stations, including the installation of minor accessories on automotive vehicles as they relate to the oil change use.							
Automobile and light truck parts and accessory stores, but not the installation of parts and accessories on automotive vehicles except as a special use.		 URSA					
Automobile service stations.							
Automobile washing establishments, attended and self service.							
Automobile washing establishments, attended, but not self-service.							
Banquet equipment rental and party supply retail.		 URSA					
Bars.							
Department and variety stores.							
Drive-through facilities for permitted uses.							
Dwelling units, one or more, located above the first floor of a structure which contains another permitted principal use on the first floor.	 URSA	 URSA	 URSA	 URSA	 URSA		
Dwelling units and lodging rooms used as watchman's quarters							
Essential services as set forth in Section 1801.							
Funeral homes and mortuaries.							
Golf driving ranges, pitch and putt, or miniature golf courses.			 URSA	 URSA	 URSA		
Home Improvement Center							
Hotels and motels.			 URSA	 URSA	 URSA		
Institutional and related uses as listed below: Child-care centers and nursery schools. Cultural facilities, as follows: Public libraries and public art galleries; Public museums and aquariums; Educational facilities (non-boarding), as follows: Elementary schools; Junior and senior high schools; Colleges and universities; Extended health care facilities, as follows: Hospices; Nursing and convalescent homes;	 URSA	 URSA	 URSA				

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PERMITTED USES	OB	CB-1	CB-2	CB-3	CB-4	I-1	I-2
Institutional and related uses (continued)							
Public service uses and buildings, as follows: Fire stations; Police stations;							
Recreation and social facilities, as follows: Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses; Recreational buildings and community centers, non-commercial; Swimming pools, non-commercial; and, Tennis clubs and courts, non-commercial.	URSA	URSA	URSA				
Personal development residential counseling center							
Kennels.				URSA			
Laboratories, medical and dental.							
Laboratories, film.							
Electrical substations.	URSA	URSA	URSA				URSA
Gas regulator stations.	URSA	URSA	URSA				URSA
Major transmission lines.	URSA	URSA	URSA				URSA
Radio, television, microwave transmission and relay towers.	URSA	URSA	URSA				URSA
Telephone exchange and transmission equipment buildings.	URSA	URSA	URSA				URSA
Railroad rights-of-way, but excluding railroad yards and shops.	URSA	URSA	URSA				URSA
Water pumping stations.	URSA	URSA	URSA				URSA
Water and waste water works, reservoirs, pumping and filtration plants.	URSA	URSA	URSA				URSA
Wireless communication antennas, wireless communication facilities and wireless communication support facilities subject to Section 1104-26							
Repairs and installation of automobile and light truck aftermarket accessories such as windshields, bed liners, running boards, sunroofs, electronic devices, and other similar light duty parts and accessories			URSA	URSA			
Restaurants, drive in.				URSA			
Restaurants, drive-through, fast food, and standard.		URSA					
Sales of marine parts and accessories and the installation of small parts and accessories.			URSA				
Supermarkets.							
Temporary outdoor sales conducted by uses permitted by right and as special land uses may be permitted as follows: Daily outdoor displays Temporary outdoor sales Temporary outdoor storage Seasonal outdoor stock		URSA	URSA	URSA	URSA		
Trade schools not involving Industrial, motor vehicles or other heavy equipment.							
Veterinary establishments with ancillary facilities for overnight care of animals provided such overnight care is provided only in conjunction with medical treatment and provided animals are kept within a completely enclosed building at all times.							
Vinyl graphic arts sales and application.							

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PERMITTED USES	OB	CB-1	CB-2	CB-3	CB-4	I-1	I-2
<p>Light industrial uses as listed below:</p> <p>Automobile and other motor vehicle body repair including major automobile repair as defined in Article II;</p> <p>Building materials and supplies;</p> <p>Custom cabinet making;</p> <p>Construction contractors, except as otherwise specified;</p> <p>Dry cleaning establishments, industrial, serving pick up stations located off the premises;</p> <p>Electrical contractors;</p> <p>Greenhouses, wholesale;</p> <p>Heating, ventilating and air conditioning contractors Insulation contractors;</p> <p>Laboratories, research and testing;</p> <p>Landscape contractors;</p> <p>Laundries, Industrial, serving pick up stations located off the premises;</p> <p>Lawn maintenance contractors;</p> <p>Lawn spraying contractors;</p> <p>Manned balloon launching facilities;</p> <p>Plumbing contractors;</p> <p>Sign manufacturing;</p> <p>Warehouse and storage facilities; and,</p> <p>Water-well drilling contractors.</p>							
<p>General Industrial uses as listed below:</p> <p>Bottle and beverage distributing;</p> <p>Brewing and distilling;</p> <p>Can and similar container manufacturing;</p> <p>Carpet manufacturing;</p> <p>Ceramic and pottery manufacturing;</p> <p>Cloth products manufacturing from finished cloth;</p> <p>Communications equipment manufacturing;</p> <p>Component parts manufacturing;</p> <p>Electronic and scientific instrument manufacturing;</p> <p>Food manufacturing, pickling and processing;</p> <p>Furniture manufacturing;</p> <p>Glass products manufacturing;</p> <p>Insulating materials manufacturing;</p> <p>Jewelry manufacturing;</p> <p>Leather products manufacturing from finished leather;</p> <p>Lumber milling, temporary;</p> <p>Machine tool and automated tool manufacturing;</p> <p>Mattress manufacturing;</p> <p>Mechanical and electrical appliance and equipment manufacturing;</p> <p>Metal products processing including machining, welding, molding, extrusion, buffing and polishing;</p> <p>Musical instrument and case manufacturing;</p> <p>Optical goods manufacturing;</p> <p>Orthopedic and medical appliance manufacturing;</p> <p>Package express services;</p> <p>Paper and cardboard products manufacturing;</p>							

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PERMITTED USES	OB	CB-1	CB-2	CB-3	CB-4	I-1	I-2
Temporary or periodic outdoor or tent sales not conducted in conjunction with a permanent use permitted by right or permitted as a special land use.						URSA	URSA
Theaters, outdoor.						URSA	URSA
Trade schools involving industrial, motor vehicle and other similar equipment.						URSA	URSA