

Table 2.3-1: Permitted Principal Uses

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 ²	I-1	I-2	I-3
Residential																						
Convents & Monasteries						P	P	P														
Dormitories						C	C	C				P										
Fraternities & Sororities						C	C	C				P										
Mobile Home									P													
Multi-Family						P	P	P		P ₃								P	P			
Multi-Family for the Elderly						P	P	P		P ₃								P	P			
Residential Above 1 st Floor										P	P							P	P			
Residential, Above 1 st fronting TOC										P	P		P	P								
Rooming Houses & Hostels, Level I							C						P	P					C	C		
Single-Family, Attached			C	C	P	P	P	P		P												
Single-Family, Detached	P	P	P	P	P	P ¹ / _C ¹	P ¹ / _C ¹	P ¹ / _C ¹		P ₂												
Two-Family					P	C	C	C		C												
Office																						
Office Uses, Medical										P	P	P	P	P	P	P	P	P	C	P	C	

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Office Uses, Non-Medical										P	P	P	P	P	P	P	P	P	P	P	P	P
Office-Type R & D										P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial																						
Commercial Lodging Uses																						
Bed & Breakfast			C	C	C	C	C	P		P		P	P					P	P			
Hotels									P	P	P	P	P	P	P	P	P	P	P			
Motels													P	P	P	P			P			
Motor Vehicle Oriented Uses																						
Commercial Vehicle, Construction Equipment & Trailers, Sales, Rental & Service																			P	P		
Drive-Through/Drive-In Facilities													P	P	P	P	C		P			
Mobile Home, Boat, Recreational Vehicle Sales, Rental & Service													C						P	P	P	

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Personal Services Uses																						
Banks, Credit Unions and Savings & Loan Associations										C	C	P	C	P	P	P	P	P	5	P		
Barber Shops, Hair Salons & Day Spas										P	P	P	P	P	P	P	P	P	5	P		
Exercise, Fitness & Martial Arts Studios										P	P	P	P	P	P	P	P	P	5	P		
Funeral Homes & Crematoriums										P	P	P		P		P	P			P		
Kennels														6		6				6	6	6
Laundry & Cleaning Establishments, Retail													C	P	P	P	P			P		
Music & Dance Studios										P	P	P	P	P	P	P	P	P	5	P		
Payday Loan, Title Loan & Check Cashing Services														P ₁₁		P ₁₁						
Pet Grooming & Pet Day Care													P	P	P	P	P	P	5	P		

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Repair-Oriented Services													P	P	P	P	P	P	5	P		
Tattoo Parlors & Body Art Establishments													C	P	P	P	P			P		
Tax Preparation Services, Retail														P	P					P		
Veterinary Clinics & Animal Hospitals										P				P	P	P	P			P	P	P
All Other Personal Services Uses, Not Specified, Indoors													P	P	P	P	P	P	5	P		
Retail Sales Uses																						
Accessory Retail to a Permitted Principal Use within I-2 Zoning Districts																					P ₁₀	
Antique Shops & Consignment Boutiques													P	P	P	P	P	P	5	P		
Artisan-Oriented Retail													P	P				P	P	P		
Big Box Retail														C		P	P					

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Building Materials Sales, Retail, Level I														P		P	P	C		P		
Building Materials Sales, Retail, Level II																				P	P	P
Convenience Stores														P	P	P	P			C		
Department Stores																P	P	P	P			
Dollar Stores & Variety Stores														P	P	P	P	C		P		
Drug Stores & Pharmacies											P	P	P	P	P	P	P	P	P	P		
Firearms Sales & Indoor Gun Ranges														P	C	P	P			P		
Grocery Stores													P	P	P	P	P	P	P	P		
Liquor Stores														P	P	P	P	C	P	C		
Medical Marijuana Dispensing Facilities											P	P	P	P	P	P	P	P	P	P		
Micro-Breweries, Micro-Wineries & Micro-Distilleries														C				C	P	P		

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Neighborhood Convenience Centers			C	C	C	C	C	C		C	C											
Office Support Retail & Services Uses											P	P	P	P	P	P	P	P	P	P	P	
Outdoor Sales, New & Used, as a Principal Use														P						C	C	
Pawn Shops														P ₁₁		P ₁₁	P ₁₁					
Plant Nurseries & Greenhouses														P						P		
Rent-To-Own Stores														P ₁₁						P ₁₁		
Shopping Centers, Neighborhood														P ₁₂	P	P	P	C				
Shopping Centers, Community																P	P					
Shopping Centers, Regional																P						
Thrift & Secondhand Stores														P						P		
Tobacco & Vape Shops														P	P	P	P	C	C	P		

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All Other Retail Sales Uses, Not Specified, Indoors													P	P	P	P	P	P	P	P		
Recreation & Entertainment Uses																						
Adult (Regulated) Uses																C	C			C		
Adult Game Arcades														C		C	C	C	C	C		
Bars, Lounges and Related Entertainment Uses												C		P		P	P			C		
Bars, Lounges and Related Entertainment Uses located within building containing at least 50,000 sq. ft. of floor area occupied by hotel, theater, retail shopping, and/or office facilities																		P	P			

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Bars, Lounges and Related Entertainment Uses NOT located within building containing at least 50,000 sq. ft. of floor area occupied by hotel, theater, retail shopping, and/or office facilities																		C	5			
Commercial Recreation, Indoors														P	P	P	P	P	5	P		
Commercial Recreation, Outdoors														C		C	C			C	C	C
Marine Uses	C	C	C	C	C	C	C	C	C					P		P				P	P	P
Restaurant Uses																						
Carry Out/Delivery														P	P	P	P	P	P	P	5	P
Food Trucks														P		P		C		P	P	
Food Truck Courts														C								C
Restaurants, Low Turn-Over														P	P	P	P	P	P	5	P	

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Restaurants, High Turn-Over												P	C	P	P	P	P	P	P	P			
Restaurants, Very High Turn-Over														P	P	P	P	C		P			
Industrial																							
Industrial-Type Service Uses																							
Catering Establishments														P				P	P	P			
Industrial-type Service Establishments, Level I																				P	P	P	
Industrial-type Service Establishments, Level II																				C	P	P	
Industrial-type Service Establishments, Level III																							C
Outdoor Storage of Boats, Motor Home and Trailers, Retail Service														C						P	P	P	
Pest Control Services																				P	P	P	

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Recycling Collection Centers														P		P	P			P	P	P
Industrial Uses																						
Industrial Uses, Level I																				P	P	P
Industrial Uses, Level II																				C	P	P
Industrial Uses, Level III																						C
Research & Development Facilities of an Industrial Nature																				C	C	C
Scrap, Waste and Reclaimed Materials Trade, Level I																					C	C
Scrap, Waste and Reclaimed Materials Trade, Level II																						C
Warehousing & Wholesale Trade Uses																						
Mini-Warehousing & Storage														P						P	P	P

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Warehousing & Motor Freight Transportation Uses, Level I																				P	P	P
Warehousing & Motor Freight Transportation Uses, Level II																				C	P	P
Warehousing & Motor Freight Transportation Uses, Level III																						C
Wholesale Trade Uses, Level I																				P	P	P
Wholesale Trade Uses, Level II																				C	P	P
Wholesale Trade Uses, Level III																						C
Community Facilities																						
Churches, Synagogues and Other Houses of Worship	C ⁷	C ⁷	C ⁷	C ⁷	Ç	C ⁷	C ⁷	C ⁷	C ⁷	Ɔ	Ɔ	Ɔ	Ɔ	Ɔ	Ɔ	Ɔ	Ɔ	Ɔ	Ɔ	Ɔ	Ɔ	
Colleges, Junior Colleges, Universities & Seminaries	C	C	C	C	C	C	C	C				P		P		P	P	P	P			

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Community Gardens	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸			
Day Care Center Accessory to a House of Worship	C	C	C	C	C	C	C	C		C	P	P	P	P	P	P	P	P	P	P	P		
Day Care Centers/Adult					C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P		
Day Care Centers/Child				C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P		
Enclosed Storage for Use by Residents									P														
Family Day Care Home	P	P	P	P	P	P	P		P														
Outdoor Storage for Use by Residents									P														
Public & Quasi Public Non-Commercial Principal Uses																							
Level I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		
Level II	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P				P		

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Public & Quasi Public Non-Commercial Principal Uses for Munn Park and Downtown Districts																							
Level I																		P	P				
Level II																		P	P				
Vocational Training for Activities Permitted in the District where Located										P	P	P	P	P	P	P	P	P	P	P	P		
Healthcare & Social Services																							
Blood Banks & Plasma Collection Facilities											P	P		P							P		
Group Homes, Level I					C	C	C	C		C	C	C	P		C	C		P	P	C			
Group Homes, Level II						C	C	C		C	C	C	P		C	C		P	P	C			
Group Homes, Level III								C				C	P		C		P	P	C				
Hospitals & Emergency Rooms											C	P		C				P		C			

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Agricultural, Forestry & Mining Uses																							
Agricultural Production, Crops, Level I																					C	C	
Agricultural Production, Crops, Level II	See Table 2.3-3																						
Agricultural Production, Livestock, Level I																							
Agricultural Production, Livestock, Level II																							
Agricultural Services																					P	P	P