

Table 3-202A – Permitted Land Uses (R/O, CSS, CC, PCC, RCC)

Uses	Status of Use District					
	R/O	CSS	CC	PCC-1	PCC-2	RCC
Hospitals, Sanitariums, Nursing Homes: e.g. Orphanages, Institutions [Section 3-413]	N	U(S)	U(S)	U(S)	U(S)	U(S)
Hotels and Motels (a)	N	U	P	U	U	P
Live-Work [Section 3-414]	S	N	S	U(S)	U(S)	N
Medical Marijuana cultivation [Section 3-426]	N	N	N	N	N	N
Medical Marijuana dispensary (without cultivation) [Section 3-426]	N	S	S	S	S	S
Mini-Warehouse/Rental Storage Facilities [Section 3-415]	N	U(S)	N	U(S)	U(S)	S
Offices	P	P	P	P	P	P
Outdoor Storage of equipment, goods, or materials	N	N	N	U	U	U
Parking Facilities, Commercial						
Surface	N	U	U	P	P	P
Structure	N	U	P	U	U	P
Places of Worship – (except tents and other temporary structures or buildings not permitted) including childcare, Sunday school uses which are ancillary to main use	P	P	P	P	P	P
Childcare center, private or charter school not ancillary to main use	U	U	U	U	U	U
Public Uses						
Civic facilities (e.g., post office, library, city office, customer serving)	P	P	P	P	P	P
Municipal Facilities (maintenance, repair and storage)	N	U	U	U	U	U
Open space, parks, similar uses (See also, Schools)	P	P	P	P	P	P
Radio and Television Studios with Receiving and Transmitting Towers	N	U	N	U	U	P
Recycling centers						
Large	N	N	N	N	N	N
Small	P	P	P	P	P	P
Resale Items						
Antiques	N	U	U	U	U	U
Pawn Shops	N	U	U	U	U	U
Second Hand Stores	N	U	U	U	U	U
Residential, caretaker residence	P	P	P	P	P	P
Residential (all types)	P	U	P	U	U	U

Key:

P = Permitted
 S = Permitted with special standards or limitations
 U = Use permit required
 N = Not permitted
 R/O = Residential/Office
 (a) = Security plan required. See Section 6-313.

CSS = Commercial Shopping and Services (previously designated as CCR, C-1, C-2 districts)
 CC = City Center (previously designated as CCD)
 PCC-1 = Planned Commercial Center Neighborhood
 PCC-2 = Planned Commercial Center Comprehensive
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Restaurants (a)	N	P	P	P	P	P
Entertainment as accessory use (a)	N	U	U	U	U	P
Outdoor seating [Section 3-425]	N	S	S	S	S	S
With drive-in or drive-through, [Section 3-408]	N	U(S)	N	S	S	S
With liquor license (a)	N	P	P	P	P	P
Retail Sales [See Appendix M.]	N	P	P	P	P	P
Gun shop	N	U	U	U	U	U
Convenience Store (a)	N	P	P	P	P	P
Gas/fuel sales (a)	N	U	U	U	U	U
Drive-through or drive-in [Section 3-408]	N	U(S)	S	S	S	S
Liquor store	N	U	U	U	U	U
Outdoor retailing [Section 3-417]	N	U(S)	S	U(S)	U(S)	U(S)
Tire store	N	U	U	U	U	U
Tobacco retailer [Section 3-423]	N	U(S)	U(S)	U(S)	U(S)	U(S)
Schools						
Charter	P	P	P	P	P	P
Instructional	P	P	P	P	P	P
Private	U	U	U	U	U	U
Public	P	P	P	P	P	P
Vocational	N	U	U	U	U	U
Services [See Appendix M.]	N	P	P	P	P	P
Auto title loan [Section 3-423]	N	U(S)	U(S)	U(S)	U(S)	U(S)
Barber/ beauty salon	P	P	P	P	P	P
Employment agency	U	U	U	U	U	U
Financial institution (without drive through)	P	P	P	P	P	P
Financial institution, non-chartered [Section 3-423]	N	U(S)	U(S)	U(S)	U(S)	U(S)
Massage establishment	U	U	U	U	U	U
Mortuary	N	U	U	U	U	U
Personal or business (e.g. drycleaner, small appliance repair)	N	P	P	P	P	P
Photography Studio, except adult-oriented businesses	N	P	P	P	P	P
Tattoo, body piercing establishment [Section 3-424]	N	U(S)	U(S)	U(S)	U(S)	U(S)

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Uses	Status of Use District					
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Tutoring/After school learning center	P	P	P	P	P	P
Vehicle based service (e.g. courier, delivery service, taxi and ambulance dispatch)	N	U	U	U	U	U
With drive through (e.g. dry cleaner) [Section 3-408]	N	S	S	S	S	S
Similar Uses [Section 6-301]	S	S	S	S	S	S
Vehicle						
Auto Body Repair	N	N	N	N	N	N
Car wash [Section 3-408]	N	U(S)	N	U(S)	U(S)	S
Repair	N	N	U	U	U	P
Sales/ rental (indoor or outdoor)	N	N	U	U	U	P
Service station	N	U	N	U	U	P
Warehouse Commercial	N	P	P	P	P	P
Wireless Telecommunication Facilities [Section 3-421]	U(S)	U(S)	U(S)	U(S)	U(S)	U(S)

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Section 4-203 Development Standards for Commercial and Mixed-Use Districts.

Tables 4-203A and 4-203B, respectively, provide the development standards for commercial districts and mixed-use districts.

Table 4-203A – Development Standards in Commercial Districts (1)							
Standard	R/O	CSS (2)	CC	PCC-1	PCC-2	RCC	Use Permit Standard
Residential Density (DU/acre)	10	20 (U)	NS	15 (U)	25 (U)	0	NA
Building Height [Exceptions, see Section 4-205(A)]							
Building Height Maximum	30 ft	35 ft	50 ft	35 ft	40 ft	75 ft	20%
Building Height Step-Back Required Adjacent to SF or MF District, [Section 4-404, Building Height Step-Back]	No	No	Yes	Yes	Yes	No	NA
Maximum Lot Coverage (% of net site area)	35%	50%	NS	50%	50%	50%	20%
Minimum Landscape Area (% of net site area)	30%	15%	NS	15%	15%	15%	10%
Setbacks (a) [Exceptions, see Section 4-205(B)]							
Front	15 ft	0 ft	0 ft	0 ft	0 ft	25 ft	10%
Parking	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10%
Side							
Building Wall	10 ft	0 ft	0 ft	30 ft	30 ft	25 ft	10%
Common Wall	10 ft	0 ft	0 ft	0 ft	0 ft	25 ft	10%
Rear – Building Wall	10 ft	10 ft	0 ft	30 ft	30 ft	25 ft	10%
Street Side	10 ft	0 ft	0 ft	0 ft	0 ft	25 ft	10%
Parking	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10%

NS = No Standard. NA = Not Applicable. (U) = Denotes *use permit* requirement in those districts.

(1) An *overlay district* may modify the above standards. See Part 5.

(2) CSS district formerly known as CCR, C-1 and C-2 districts.

(a) See also, Section 3-401 for *setbacks* applying to *accessory structures* and *buildings*.