



**Table 295-603-1  
COMMERCIAL DISTRICTS USE TABLE**

Uses	Zoning Districts							
	NS1	NS2	LB1	LB2	LB3	RB1	RB2	CS
<b>Shelter Care Facilities</b>								
Family shelter care facility	Y	Y	Y	Y	Y	Y	Y	Y
Small group shelter care facility	L	L	L	L	L	L	L	L
Large group shelter care facility	S	S	S	S	S	S	S	S
Community living arrangement	L	L	L	L	L	L	L	L
<b>EDUCATIONAL USES</b>								
Day care center	S	S	S	S	S	S	S	S
School, elementary or secondary	Y	Y	Y	Y	Y	Y	Y	Y
College	Y	Y	Y	Y	Y	Y	Y	Y
School, personal instruction	Y	Y	Y	Y	Y	Y	Y	Y
<b>COMMUNITY-SERVING USES</b>								
Library	Y	Y	Y	Y	Y	Y	Y	Y
Cultural institution	Y	Y	Y	Y	Y	Y	Y	Y
Community center	S	S	S	S	S	S	S	S
Religious assembly	S	S	S	S	S	Y	Y	YS
Cemetery or other place of interment	N	N	N	N	N	N	N	N
Public safety facility	Y	Y	Y	Y	Y	Y	Y	Y
Correctional facility	N	N	N	N	N	N	N	N
<b>COMMERCIAL AND OFFICE USES</b>								
General office	Y	Y	Y	Y	Y	Y	Y	Y
Government office	Y	Y	Y	Y	Y	Y	Y	Y
Bank or other financial institution	Y	Y	Y	Y	Y	Y	Y	Y
Currency exchange, payday loan or title loan agency	S	S	S	S	S	S	S	S
Installment loan agency	S	S	S	S	S	S	S	S
Cash-for-gold business	S	S	S	S	S	S	S	S
Pawn shop	S	S	S	S	S	S	S	S
Retail establishment, general	L	L	L	L	L	L	L	L
Garden supply or landscaping center	N	N	Y	Y	Y	Y	Y	N
Home improvement center	N	N	S	S	S	Y	Y	Y
Secondhand store	S	S	S	S	S	S	S	S
Outdoor merchandise sales	S	S	S	S	S	S	S	S
Artist studio	Y	Y	Y	Y	Y	Y	Y	Y
Adult retail establishment	N	N	N	N	N	S	S	N
<b>HEALTH CARE AND SOCIAL ASSISTANCE USES</b>								
Medical office	Y	Y	Y	Y	Y	Y	Y	Y
Health clinic	S	S	S	S	S	S	S	S
Hospital	N	N	S	S	S	S	S	N
Medical research laboratory	N	N	S	S	S	S	Y	N
Medical service facility	N	N	S	S	S	S	S	N
Social service facility	S	S	S	S	S	S	S	S
Emergency residential shelter	S	S	S	S	S	S	S	S
Nursing home	S	S	Y	Y	Y	Y	Y	S
<b>GENERAL SERVICE USES</b>								
Personal service	Y	Y	Y	Y	Y	Y	Y	Y
Business service	Y	Y	Y	Y	Y	Y	Y	Y
Building maintenance service	N	N	S	S	S	Y	Y	Y
Catering service	Y	Y	Y	Y	Y	Y	Y	Y
Funeral home	Y	Y	Y	Y	Y	Y	Y	Y
Laundromat	Y	Y	Y	Y	Y	Y	Y	Y
Dry cleaning establishment	Y	Y	Y	Y	Y	Y	Y	Y
Furniture and appliance rental and leasing	S	S	Y	Y	Y	Y	Y	S
Household maintenance and repair service	Y	Y	Y	Y	Y	Y	Y	Y
Tool/equipment rental facility	Y	Y	Y	Y	Y	Y	Y	Y

**Table 295-603-1  
COMMERCIAL DISTRICTS USE TABLE**

Uses	Zoning Districts							
	NS1	NS2	LB1	LB2	LB3	RB1	RB2	CS
<b>Y = Permitted Use      L = Limited Use</b>								
<b>S = Special Use        N = Prohibited Use</b>								
<i>Animal Services</i>								
Animal hospital/clinic	L	L	L	L	L	L	L	L
Animal boarding facility	L	L	L	L	L	L	L	L
Animal grooming or training facility	L	L	L	L	L	L	L	L
<b>MOTOR VEHICLE USES</b>								
<i>Light Motor Vehicle</i>								
Sales facility	N	N	S	S	S	Y	Y	S
Rental facility	L	L	L	L	L	Y	Y	Y
Repair facility	N	N	S	S	S	S	S	N
Body shop	N	N	S	S	S	S	S	N
Outdoor storage	N	N	S	S	S	S	S	N
Wholesale facility	L	L	L	L	L	L	L	L
<i>Heavy Motor Vehicle</i>								
Sales facility	N	N	S	S	S	S	S	N
Rental facility	N	N	S	S	S	S	S	N
Repair facility	N	N	N	N	N	S	S	N
Body shop	N	N	N	N	N	S	S	N
Outdoor storage	N	N	N	N	N	S	S	N
<i>General Motor Vehicle</i>								
Filling station	N	N	S	S	S	S	S	N
Car wash	N	N	L	L	L	L	L	N
Drive-through facility	L	L	L	L	L	L	L	L
<i>Parking</i>								
Parking lot, principal use	L	L	[[Y]] >>L<<	L	L	Y	L	L
Parking lot, accessory use	Y	L	Y	L	L	Y	Y	Y
Parking structure, principal use	S	S	L	L	L	L	L	S
Parking structure, accessory use	Y	L	Y	L	L	Y	Y	Y
Heavy motor vehicle parking lot, principal use	N	N	S	S	S	S	S	N
Heavy motor vehicle parking lot, accessory use	S	S	S	S	S	S	S	S
<b>ACCOMMODATION AND FOOD SERVICE USES</b>								
Bed and breakfast	Y	Y	Y	Y	Y	Y	Y	Y
Hotel, commercial	Y	Y	Y	Y	Y	Y	Y	Y
Hotel, residential	Y	Y	Y	Y	Y	Y	Y	Y
Tavern	L	L	Y	Y	Y	Y	Y	L
Assembly hall	S	S	S	S	S	S	S	S
Restaurant, sit-down	Y	Y	Y	Y	Y	Y	Y	Y
Restaurant, fast-food/carry-out	L	L	L	L	L	L	L	L
<b>ENTERTAINMENT AND RECREATION USES</b>								
Park or playground	Y	Y	Y	Y	Y	Y	Y	Y
Festival grounds	N	N	N	N	N	N	N	N
Recreation facility, indoor	S	S	S	S	S	S	S	S
Recreation facility, outdoor	S	S	S	S	S	S	S	S
Health club	Y	Y	Y	Y	Y	Y	Y	Y
Sports facility	N	N	S	S	S	S	S	N
Gaming facility	N	N	N	N	N	N	N	N
Theater	L	L	Y	Y	Y	Y	Y	L
Convention and exposition center	N	N	S	S	S	S	S	N
Marina	Y	Y	Y	Y	Y	Y	Y	Y
Outdoor racing facility	N	N	N	N	N	N	N	N
<b>STORAGE, RECYCLING AND WHOLESALE TRADE USES</b>								
Recycling collection facility	S	S	S	S	S	S	S	S
Mixed-waste processing facility	N	N	N	N	N	N	N	N

**Table 295-603-1  
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Uses	Zoning Districts							
	NS1	NS2	LB1	LB2	LB3	RB1	RB2	CS
Material reclamation facility	N	N	N	N	N	N	N	N
Salvage operation, indoor	N	N	N	N	N	N	S	N
Salvage operation, outdoor	N	N	N	N	N	N	N	N
Wholesale and distribution facility, indoor	S	S	L	L	L	L	Y	S
Wholesale and distribution facility, outdoor	N	N	S	S	S	S	S	N
<b>Storage Facilities</b>								
Indoor	S	S	L	L	L	L	Y	S
Outdoor	N	N	S	S	S	S	S	N
Hazardous materials	N	N	N	N	N	N	N	N
<b>TRANSPORTATION USES</b>								
Ambulance service	N	N	S	S	S	Y	Y	SN
Ground transportation service	N	N	S	S	S	S	L	N
Passenger terminal	N	N	Y	Y	Y	Y	Y	N
Helicopter landing facility	N	N	S	S	S	S	S	N
Airport	N	N	N	N	N	N	N	N
Ship terminal or docking facility	N	N	N	N	N	N	N	N
Truck freight terminal	N	N	N	N	N	N	N	N
Railroad switching, classification yard or freight terminal	N	N	N	N	N	N	N	N
<b>INDUSTRIAL USES</b>								
Manufacturing, light	N	N	L	L	L	L	L	N
Manufacturing, heavy	N	N	N	N	N	N	N	N
Manufacturing, intense	N	N	N	N	N	N	N	N
Research and development	N	N	S	S	S	S	S	N
Processing or recycling of mined materials	N	N	N	N	N	N	N	N
Contractor's shop	N	N	L	L	L	L	L	N
Contractor's yard	N	N	S	S	S	S	S	N
<b>AGRICULTURAL USES</b>								
Plant nursery or greenhouse	S	S	S	S	S	S	S	S
Raising of crops or livestock	S	S	S	S	S	S	S	S
<b>UTILITY AND PUBLIC SERVICE USES</b>								
Broadcasting or recording studio	N	N	Y	Y	Y	Y	Y	N
Transmission tower	L	L	L	L	L	L	L	L
Water treatment plant	S	S	Y	Y	Y	Y	Y	S
Sewage treatment plant	N	N	N	N	N	N	N	N
Power generation plant	N	N	N	N	N	N	N	N
Small wind energy system	S	S	S	S	S	S	S	S
Solar farm	S	S	S	S	S	S	S	Y
Substation/distribution equipment, indoor	L	L	L	L	L	L	L	L
Substation/distribution equipment, outdoor	N	N	Y	Y	Y	Y	Y	N
<b>TEMPORARY USES</b>								
Seasonal market	L	L	L	L	L	L	L	L
Temporary real estate sales office	L	L	L	L	L	L	L	L
Concrete/batch plant, temporary	L	L	L	L	L	L	L	L
Live entertainment special event	L	L	L	L	L	L	L	L

Part 2. Section 295-603-2-k of the code is repealed and recreated to read:

**295-603. Uses.**

**2. LIMITED USE STANDARDS.**

k. Parking Lot, Principal Use. k-1. In the NS1, NS2, LB2, LB3, RB2 and CS districts:

k-1-a. The width of the paved parking area shall not exceed 60 feet as measured from side lot line to side lot line, except in the LB3 district this dimension shall not exceed 45 feet.

k-1-b. The parking lot shall not be immediately adjacent to another premises containing a parking lot as a principal use.

k-1-c. No alley shall be relied upon for vehicular circulation purposes.

k-1-d. The parking lot shall not be located on a corner lot.

k-2. In the LB1 district, the parking lot shall be used exclusively by owners of a premises that is within 300 feet of the parking lot, or persons parking with the consent of any owner of the premises, and both the parking lot and the premises within 300 feet are under the same ownership.

..LRB

APPROVED AS TO FORM

\_\_\_\_\_  
Legislative Reference Bureau

Date:\_\_\_\_\_

..Attorney

IT IS OUR OPINION THAT THE ORDINANCE  
IS LEGAL AND ENFORCEABLE

\_\_\_\_\_  
Office of the City Attorney

Date:\_\_\_\_\_

..Requestor

City Attorney

..Drafter

LRB146156-2

Jeff Osterman

04/24/2013