

Chapter 21—General Provisions of Zoning

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§21.010 Purpose and Intent

The purpose of this chapter is to enumerate those provisions of zoning that are universally applicable to all districts. These general provisions are intended to provide basic zoning regulation to lands within the City of Newnan.

§21.020 Definitions Referenced

The definitions of certain terms referenced in this Chapter are set forth in Chapter 3, "Definitions", of this Ordinance, as amended.

§21.030 Applicability

The requirements herein established shall apply to all zoning districts as provided below and listed in Chapter 20, §20.010, "Enumeration" of this Ordinance. Where there is a conflict between the terms and/or requirements contained in this Chapter and another Chapter contained in this Ordinance, as amended, or any other ordinance, code, or regulation of the City of Newnan, Georgia, the more strict shall apply.

§21.040 Zoning Provisions

The following provisions shall apply to all zoning districts:

1. Dimensional Requirements

All zoning districts established by this Ordinance shall be provided with a specific set of dimensional requirements which are considered to be appropriate for such districts. These requirements shall govern development within said district unless otherwise specifically provided for by this Ordinance. Such dimensional requirements shall be generally provided in a table within either the district provisions, a chapter covering the general use type, or within text elsewhere in this Ordinance. Dimensional requirements may include but not necessarily be limited to the following:

- a. Minimum Lot Size—Minimum lot size requirements provide standards to create lots that promote development consistent with the desired character of the district in which they are applied. Lot size (listed as lot area) is defined in Chapter 3, §3.120, number 23 of this Ordinance.
- b. Maximum Density—Maximum density requirements (net or gross) provide standards for residential density expressed in the number of units per acre. Such standards promote development consistent with the desired character of

the district in which they are applied. Density is defined in Chapter 3, §3.040, numbers 13 and 14 of this Ordinance.

- c. Setbacks—Setbacks including front, side, street side, and rear (each defined as a yard in Chapter 3, §3.240 of this Ordinance.) promote streetscapes and development layout that are consistent with the character of the district in which they are applied. The following elements shall not encroach into required setbacks: principal buildings including covered porches, attached garages, and covered decks.
- d. Minimum Building Line Width—Minimum building line width requirements are provided to ensure that lots provide sufficient space between buildings, structures, and other site elements located on lots; to ensure that a reasonably sized building can be located on a lot along with required side yard setbacks and buffers; and for other purposes. Building line is defined in Chapter 3, §3.020 of this Ordinance.
- e. Minimum Lot Frontage—Minimum lot frontage requirements are provided to ensure that lots are wide enough to allow for access and for other purposes. Frontage is defined in Chapter 3, §3.060 of this Ordinance.
- f. Minimum Lot Depth—Minimum lot depth requirements are provided to ensure that a reasonably sized building can be located on a lot along with required front and rear yard setbacks and buffers and for other purposes. Lot Depth is defined in Chapter 3, §3.120 of this Ordinance.
- g. Minimum Principal Living Space—Principal living space requirements are provided to ensure that adequate space is provided for an individual or family unit and to promote development consistent with the desired character of the district in which they are applied. Principal Living Space is defined in Chapter 3, §3.120 of this Ordinance.
- h. Principal Building Height—Principal building height requirements are intended to control the overall scale of buildings. Height is defined in Chapter 3, §3.080 of this Ordinance.
- i. Accessory Building Height—Accessory building height requirements are intended to control the overall scale of accessory buildings. Height is defined in Chapter 3, §3.080 of this Ordinance.
- j. Maximum Building Coverage—The building coverage standards limit the footprint of buildings and work with the FAR, height, and setback standards to guide the overall scale of development. These standards promote development consistent with the desired character of the district in which they are applied. Building Coverage is defined in Chapter 3, §3.020 of this Ordinance.
- k. Floor Area Ratio—Floor area ratios (FAR's) are used to control the bulk of development on a piece of land. Floor area ratio is defined in Chapter 3, §3.060 of this Ordinance, and calculated in §21.060 of this Ordinance.
- l. Minimum Open Space—Minimum open space requirements are required in most districts to provide needed open area that serves to soften the effects of development, provide attractive and/or useable space in which to recreate, meditate, and relieve stress, provides greenspace for those who would not otherwise have it, and other purposes. Open Space is defined in Chapter 3, §3.150 of this Ordinance.

- m. Minimum Landscaped Area—Minimum landscaped area is required in some zones because it is attractive and helps soften the effects of built-up and paved areas. It also helps reduce stormwater runoff by providing a surface into which stormwater can percolate. Landscaping, buffering, and screening standards also provide a transitional purpose in minimizing incompatibility between uses of different type and intensity including maintaining livability in residential areas. Landscaping is defined in Chapter 3, §3.120 of this Ordinance.
- n. Pervious Pavement - Pervious pavements, such as porous concrete or a modular porous paver system may be considered for use in low-traffic areas such as parking pads in parking lots, overflow parking areas, residential driveways, residential street parking lanes, recreational trails, golf cart and pedestrian trails, and emergency vehicle and fire access lanes, subject to the approval of the City Engineer. In order to be considered as a structural stormwater control for treating stormwater runoff and/ or to mitigate the effects of increased stormwater runoff, an application of pervious pavement must be engineered and reference is made to the *Georgia Stormwater Management Manual, Volume 2*, latest edition, for design criteria, specifications, and maintenance requirements.

2. Flood Zone

No dwelling shall be built in any area identified by the Federal Insurance Administration or its successor as having special flood hazards designated by zones A 1-30, AO and unnumbered A zones on Coweta County's flood insurance rate map, also known as the 100-Year Floodplain. This area is also the extent of the City's Flood Hazard District provisions of which shall also be adhered.

3. Efficient Development of Land

All land subject to development or improvement shall be maintained in one (1) of three (3) states of improvement:

- a. Built Upon—This is where the land contains one or more buildings, structures, or paved area. All parking, loading, and other vehicular areas shall be paved using Portland cement or bituminous asphalt except for single-family homes not in a subdivision approved prior to the adoption of this Ordinance. All parking spaces shall be striped.
- b. Landscaped Area—Those areas that are landscaped and maintained according to the provisions of the City of Newnan Landscape Ordinance, as amended.
- c. Natural Area—Those areas that are left in their natural state prior to timbering, clearing, grubbing, and grading.

Land in any other state shall not be permitted and shall constitute a violation of this Ordinance. Land area set aside for future building or site expansion shall maintain such area either in a natural area or landscaped.

4. Site Plan Review

Any building or structure to be located in any zoning district shall submit a site plan and be subject to site plan review (except as provided by Chapter 45, §45.030, "Applicability") in accordance with the provisions of Chapter 45, "Site Plans" of this Ordinance.

5. Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided for all zoning districts in accordance with the regulations set forth in Chapter 30, "Parking and Loading Requirements" of this Ordinance.

6. Signs

Signs in all zoning districts shall comply with the applicable sign regulations set forth in Chapter 31, "Sign Regulations" of this Ordinance.

7. Landscaping and Buffering

Landscaping and buffering shall be provided for in all zoning districts in accordance with the regulations as specified in the "Tree Preservation and Landscaping" Ordinance within the City of Newnan Code of Ordinances.

8. Relationship to the Comprehensive Plan

The requirements contained in this Ordinance have been adopted in accordance with and correlated to a number of goals, objectives, and policy statements contained within the Housing and Land Use Chapters of the Comprehensive Plan, as amended. For reference to specific goals, objectives, and policy statements, refer to the specific code section.

9. Obnoxious or Offensive Uses

Any use of land which is obnoxious or offensive by reason of noise, odor, dust, smoke, vapors, light, vibration, or refuse matter is prohibited and shall be considered a nuisance and subject to the requirements specified in Chapter 6, "Enforcement" of this Ordinance.

10. Posting of Street Addresses

All improved buildings or properties shall be posted with a street address number assigned by the City. The street address number must be clearly visible from a public street or road.

11. Street Access

No lot may be hereinafter platted nor shall any building, structure, or use of land for any purpose be placed on an existing lot which does not abut a public street except as provided below:

- a. Multi-family dwellings need not abut a street, provided that all portions of every dwelling unit are within 400 feet of a public or private street which furnishes direct and unimpeded access to the property and that access to each dwelling unit will be made available via either a public right-of-way or private street or vehicular or pedestrian way owned by the individual unit owner in fee or in common ownership.
- b. Nothing in this section exempts any property from the provisions of the "Subdivisions" Ordinance within the City of Newnan Code of Ordinances. In any case, where there appears to be contradicting or overlapping standards or requirements, the more restrictive standard or requirement shall govern.

- c. Individual units, which are an integral part of a shopping center or office complex, may be subdivided without having frontage on a public street, per requirements of Chapter 23, Section 23.040 of this ordinance.
- d. Individual fee-simple lots may be subdivided if such lots front on a private street and meet the requirements of Section 11 of the Subdivision Regulations.

12. Single Lot of Record

Where the owner of a lot at the time of the adoption of this Ordinance or his/her successor in title thereto does not own sufficient land to enable him to conform to the dimensional requirements of this Ordinance, such lot may be used as a building site for a single-family residence in the RS-20, RS-15, or RU-7 districts or for a permitted use in all other districts except PDR, PDC, PDO, PDI, MXD-1, MXD-2, OSD-1, or OSD-2. This shall be subject to the building conforming to the dimensional requirements which can be reasonably applied to the lot and that a variance from those which it cannot reasonably conform to be granted by the Board of Zoning Appeals, and that construction is in compliance with other City ordinances.

13. Number of Buildings on One Lot of Record

Only one (1) principal building and its customary accessory buildings may hereinafter be erected on any lot except as otherwise provided in this Chapter, subsection 16, "Group Developments."

14. Adjoining and Vacant Lots of Record

If two (2) or more adjoining and vacant lots with continuous frontage are in a single ownership at the time after the adoption of this Ordinance and such lots individually are less than the lot width requirements for the district in which they are located, such groups of lots shall be considered as a single lot or several lots of minimum permitted size and the lot or lots in one (1) ownership shall be subject to the dimensional requirements of this Ordinance.

15. Lot in More than One District

Wherever the line of demarcation between two zoning districts of different usage divides a lot so that either one or both sections are made too small to meet the requirements of this Ordinance, the property owner has the privilege of using said lot for any permitted use of either of the two (2) adjacent districts provided the specific use and site plan is approved by the Board of Zoning Appeals. If, however, one (1) of the two (2) uses is equal to or greater than seventy-five percent (75%) of the area of the lot, that use shall be required.

16. Group Developments

A group development; which may be residential, commercial, industrial, or other use; of two (2) or more buildings to be constructed on a lot of record of at least two (2) acres in area may be constructed provided that:

- a. Uses shall be limited to those permitted within the district in which it is located.
- b. Density and building coverage requirements of the district are met.
- c. The distance of every building from the nearest property line shall be adequate to meet all setback and other dimensional requirements of the district in which the lot is located.

- d. An unobstructed passageway at least fifteen (15) feet wide is maintained from a public street to each building for use by service and emergency vehicles.
- e. Each building on the lot is separated by at least five (5) feet from any other building on the lot.

17. Vision Clearance

Except in the CBD, CSN, and CUN districts or where a storefront commercial building is permitted, no fence, wall, landscaping, sign or other obstruction to vision between the heights of three (3) feet and ten (10) feet shall be permitted at the intersections of streets or streets and railroad right-of-way within a triangular area defined as follows: beginning at a point at the curb line of one (1) street, which point is twenty (20) feet from the intersection of the curb line of the intersecting street; then along the curb line to said intersection; then along the curb line of the intersecting street twenty (20) feet; then straight across the corner to the point of beginning. Where there are no curbs, measurement shall be along the edge of pavement. A railroad right-of-way shall be considered the same as a curb line.

18. Driveway Access to Streets

Driveways providing access from public streets to non-residential or multi-family residential land uses shall not be permitted across property zoned for residential use, nor shall such driveways be permitted to enter minor public streets primarily serving residential areas (as determined by the Building Official). Access across a multi-family development may be provided to another multi-family development upon approval of the City.

19. Height Limitations

No building or structure may exceed the height limitations for principal or accessory buildings or structures as provided under the regulations of the districts herein except that:

- a. These limitations shall not apply to public utility poles and lines; skylights, roof structures for elevators; stairways; tanks; heating, ventilating, or air-conditioning equipment; or similar equipment used solely for the operation and maintenance of a building and shall be applied to any device used to screen such structures and equipment.
- b. The following structures are permitted above the height limit adjacent to non-residential uses: decorative towers, cupolas, residential chimneys, spires, flag poles, monuments, smoke stacks, or other similar structures, and necessary mechanical appurtenances; except that gross height may be limited by other jurisdiction agencies. If adjacent to a residential use, then the part of the structure above the height limit shall be separated from any abutting residential lot line by a distance equal to its height measured from the ground.
- c. See Chapter 37, "Telecommunications Towers and Antennas" of this Ordinance for height requirements for telecommunications towers.

20. Flag Lots

- a. No flag lots may be hereinafter platted in the City of Newnan.

- b. Any flag lot existing at the time of adoption of this Ordinance shall not be further subdivided.

21. Pedestrian Orientation

The City of Newnan requires pedestrian facilities such as sidewalks wherever possible and has established two primary classes of pedestrian orientation to govern the provision of pedestrian facilities in new development:

- a. Class I—Pedestrian scale development shall be provided according to the "Sidewalk Requirements" Ordinance within the City of Newnan Code of Ordinances. No additional standards or considerations are required.
- b. Class II—Pedestrian scale development and orientation is required according to the following standards:

- 1) Purpose—Pedestrian standards encourage and facilitate a safe, attractive, and useable pedestrian circulation system in all developments in which it applies. They ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.
- 2) Standards—The standards of this section apply to all development in the pedestrian orientation designated areas. An on-site pedestrian circulation system must be provided. This system must, at a minimum, meet the standards of this section and the applicable standards of the "Sidewalk Requirements" Ordinance within the City of Newnan Code of Ordinances.

- a) Connections

- i. Connection to Street

- The system must connect all adjacent streets to the main entrance. One of the connections should be no longer than the straight line distance from the entrance to the closest sidewalk. It shall not be twenty (20) feet longer or 120 percent (120%) of that straight line distance, whichever is less. Buildings or sites where all of the floor area is in residential uses are only required to provide this connection to one (1) main entrance.

- ii. Internal connections

- This system must connect all buildings on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities.

22. Ground Floor Window Standards

- a. Purpose

In districts where such standards are applicable, blank walls on the ground levels of buildings shall be limited in order to:

- 1) Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas.
- 2) Encourage continuity of retail and service uses.
- 3) Encourage surveillance opportunities by restricting fortress-like facades at street level.
- 4) Avoid a monotonous pedestrian environment.

b. Required Amounts of Window Area

The windows must be at least fifty (50) percent of the length and twenty-five (25) percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to nine (9) feet above the finished grade along street frontages. The requirement does not apply to the walls of residential units or parking structures. On corner lots, only one street frontage must meet the above requirements whereas the other frontage must only meet one-half (1/2) of the standard.

c. Qualifying Window Features

Required window areas must either be windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the windows must be no more than four (4) feet above the adjacent exterior grade.

d. Variances

- a. Public art may be considered for variance to the ground floor window provision. The Newnan Arts Council or similar organization shall approve any work of art considered as a variance to this requirement.
- b. Where such standards are or may be in conflict with the special safety or security needs of the business, the property owner may seek a variance from these provisions. Such special needs may include a bank or other financial institution where large sums of cash or equivalent are stored, a courthouse, post office, or similar use.

23. Condominiums

Condominium ownership as defined in Chapter 3 of this Ordinance shall be permitted in certain residential districts (RU-2, RML, RMH, PDR, OSD-2, MXD-1, MXD-2) as well as all commercial, industrial, and other PD districts. Condominiums may be newly developed or may be established with the conversion of an existing building or buildings. Conversion of existing multi-family developments to condominium or townhouse developments shall be exempt from the density requirements of the underlying zoning district that allows for condominium or townhouse developments provided that there is no new construction of additional units. Condominium and townhouse developments shall establish a homeowners or tenants association to manage and maintain all common areas and structural elements as well as ensure that the requirements governing such associations and their developments as provided by this Ordinance are met in full.

24. Modular Commercial or Industrial Buildings

Modular commercial buildings shall meet all state requirements for such structures and shall meet the following City requirements:

- a. Modular commercial buildings shall have direct access to adequate water, sewer, and electricity in a manner consistent with other commercial development.
- b. Modular commercial buildings shall meet all requirements for fire safety as determined by the City fire inspector.
- c. Modular commercial buildings shall be placed according to the setbacks, buffer, and other dimensional requirements of the zoning district in which it is placed.
- d. Modular commercial buildings shall have a specific time limit placed on their permitted siting which shall be established by the Building Official unless otherwise specified in this Ordinance.
- e. Modular commercial buildings shall provide an interim landscaping treatment as approved by the City's Landscape Architect.

Modular commercial buildings shall be clean and in good condition. Such buildings may not contain signs or other extraneous material attached to the side unless specifically approved by the City. Signs shall meet the requirements of the sign requirements of this Ordinance.

25. Performance Standards

All uses in the City of Newnan shall adhere to all applicable minimum requirements specified in this Chapter.

26. Provision of Public Facilities or Services, Specifically Related to Terms of this Ordinance

Any reference in this Ordinance requiring a facility or land use to be located adjacent or within a specific distance to any public facility or service is in no way an assumption by the City of an obligation to construct such a facility or provide such a service which the City would not otherwise construct or provide or to construct such a facility or provide such a service any sooner than when the City would otherwise have done.

27. Developments of Regional Impacts

Developments listed as "Developments of Regional Impacts," Chapter 43, §43.050, subsection 2(i), shall be permitted only after approval by the City Council.

Developments of Regional Impacts shall be considered by the City Council as special exceptions under the same procedures as required for hearing special exceptions by the Board of Zoning Appeals.

a. Regional Center (CCS-RC)

This district is established to permit by special exception the development of regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to a market area beyond the local community. Specialty centers shall be located with controlled access to major collector roads and will be designed, landscaped, and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of twenty (20) acres and a maximum of sixty (60) acres. Notwithstanding anything contained in this Ordinance to the contrary, this special

exception shall be heard by the City Council in accordance with the procedures set forth in Chapter 43 "Special Exception" of this Ordinance.

b. Super Regional Center (CCS-SC)

This district is established to permit by special exception the development of very large scale commercial centers which provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market. Transportation facilities, public services, and site design shall be carefully planned so as to insure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area. This district may be mapped in specific locations provided in the Comprehensive Plan. When mapped, this district shall be located with controlled access to arterial roads, and shall be a minimum of sixty (60) acres. Notwithstanding anything contained in this Ordinance to the contrary, this special exception shall be heard by the City Council in accordance with the procedures set forth in Chapter 43 "Special Exception" of this Ordinance.

§21.050 Allowable Uses

No use shall be established in any zoning district unless it is expressly designated by this Ordinance as a "permitted use", "special exception use", "conditional use", "home occupation use", "accessory use, or "temporary or seasonal use" in the district in which the use is to be located (See Chapter 33, "Additional Regulations Governing Structures and Uses" of this Ordinance for more information), and any such use not expressly so provided shall be prohibited. The range of uses allowed as "permitted uses", "conditional uses", "special exception uses", and "accessory uses" is provided in each zoning district's regulations. Additionally, see Chapter 33, "Additional Regulations Governing Structures and Uses" of this Ordinance, for more information related to the use categories described below.

1. Permitted Uses

The designation of "permitted uses" is established to provide for the location of particular uses which are considered appropriate within a given zoning district and require no special treatment under this Ordinance different from the provisions generally applying to the zoning district in which the use is located. Only those uses which this Ordinance designates as permitted uses in a given district shall be treated as such. Permitted uses for residential, commercial, industrial, planned development, open space, mixed use, and special districts shall be provided in a table within the applicable chapter.

2. Conditional Uses

Conditional Uses, defined in Chapter 3 of this Ordinance, are a specific use of land with pre-designated conditions attached which assure the compatibility or to minimize incompatibility of the use with the surrounding properties in accordance with the purpose and intent of this Ordinance. See Chapter 33, "Additional Regulations Governing Structures and Uses" within this Ordinance for a list of those uses that have been designated as conditional uses and the specific conditions which apply. Conditional uses for residential, commercial, industrial, planned development, open space, mixed use, and special districts shall be provided in a table within the applicable chapter.

Conditional uses should not be confused with conditional zoning which are zoning approvals, plat approvals, uses, buildings, or structures which have been approved conditionally, that is to say with conditions attached to the approval which are unique to the property in question and which are designed, similarly to conditional uses, to assure

the compatibility or at least minimize incompatibility of the use with the surrounding properties in accordance with the purpose and intent of this Ordinance.

3. Special Exception Uses

- a. The classification of "special exception uses" is established to provide for the location of those uses which are generally compatible with the other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and the city as a whole, require individual consideration and scrutiny of their location, design, configuration, and/or operation at the particular location proposed. Such individual consideration may also call for the imposition of individually tailored conditions in order to ensure that the use is appropriate at a particular location and compatible with adjacent uses to the greatest extent possible.
- b. Accordingly, any use designated in this Ordinance as a "special exception" in an individual zoning district, involving issues not related to regional impact decisions, shall not be established without the approval of Board of Zoning Appeals in accordance with the procedures and requirements set forth in Chapter 33, "Additional Regulations Governing Structures and Uses" of this Ordinance. All "special exception" requests classified as regional impact decisions, shall be heard and approved or denied by the City Council in accordance with the procedures and requirements set forth in Chapter 33, "Additional Regulations Governing Structures and Uses" of this Ordinance.

4. Accessory Uses and/or Structures

The designation of "accessory uses" and/or "accessory structures" is established to provide for the location of particular uses and structures which are considered appropriate within a given zoning district and generally require no special treatment under this Ordinance different from the provisions generally applying to the zoning district in which the use or structure is located. However, such accessory uses and structures shall be clearly secondary and subordinate to the primary or principal use of the property. Only those uses and structures which this Ordinance designates as accessory uses and structures in a given district shall be treated as such. The sum total of all accessory uses and structures shall be limited in floor space to no more than twenty-five (25%) of the primary use unless otherwise provided in this Ordinance. Accessory uses and structures that are incidental to the permitted, conditional, and special exception uses in a zoning district shall be permitted based on any condition set forth in Chapter 33 "Additional Requirements Governing Structures and Uses" of this Ordinance or the underlying district regulations.

5. Temporary or Seasonal Uses

The designation of "temporary or seasonal uses" is established to provide for the location of particular uses which are considered temporary or seasonal in nature. Only those uses which this Ordinance designates as temporary uses in a given district shall be treated as such. No use that is classified as a "temporary or seasonal use" in the zoning district in which it is located shall be placed or established on the property without first receiving a temporary or seasonal use permit from the City Clerk. See Chapter 33, §33.090, "Temporary or Seasonal Uses and Structures" of this Ordinance for additional information.

6. In-Home Occupation Use

The designation of "in-home occupation use" is established to provide for the location of particular uses that are defined as in-home occupations. Only those uses which this

Ordinance designates as in-home occupation uses in a given district shall be treated as such. No use that is classified as a "in-home occupation use" in the zoning district in which it is located shall be placed or established on the property without first receiving an in-home occupation permit from the Zoning Administrator. See Chapter 33, §33.070, "In-Home Occupations" of this Ordinance for additional information.

7. Prohibited Uses

Any use not listed as a permitted, conditional, special exception, accessory, temporary or seasonal, in-home occupation shall be strictly prohibited. See the provisions of Chapter 33, §33.110, "Unique Uses" and §33.120 "Unspecified Uses" for information regarding uses not covered by this Ordinance.

§21.060 Explanation of Measurements and Calculations Used in this Ordinance

There are several types of formulas and calculations which are used in conjunction with the regulations in this Ordinance. This section provides an explanation of the calculations used, as well as provides an example of practical use.

1. Fractional Requirements

When any requirement of this Ordinance results in a fraction of a dwelling unit or other measurement or calculation, that fraction shall be disregarded and the nearest lower whole number shall apply. Whenever a density calculation for a lot of record existing prior to the adoption of this Ordinance results in less than one (1) dwelling unit being permitted, the fractional requirement shall be disregarded and one (1) dwelling unit will be permitted.

2. Standard Density Calculation

Permitted gross density shall be determined by the following method:

GLA = Gross Land Area
DUA = Dwelling Units per Acre
PGRU = Permitted Gross Residential Units

$$GLA * DUA = PGRU$$

Example: 100 acre parcel (Gross Land Area)

RS-15 zoning district allows three (3) dwelling units per acre

$$100 * 3 = \mathbf{300 \text{ maximum dwelling units allowed}}$$

(Note: All lots must meet minimum lot size for the district)

3. Floor Area Ratio (FAR)

Floor area ratio shall be determined by the following method:

GFA = Gross Floor Area
TPS = Total Parcel Size

$$GFA / TPS = FAR$$

Example: Gross Floor Area = 100,000 square feet

Total Parcel Size = 1.15 acres or 50,000 square feet

$$100,000 / 50,000 = \text{FAR of } \mathbf{2.00}$$

4. Length/Width Ratio

Length/Width ratio shall be determined by the following method:

L = Length

W = Width

LWR = Length / Width

$$L / W = \text{LWR}$$

Example: Length of Parcel A = 339 feet

Width of Parcel A = 113 feet

$$339 / 113 = \mathbf{3:1 \text{ Length / Width Ratio}}$$

5. Slope

Slope shall be determined by the following method:

$$(\text{Vertical Distance [Rise]} / \text{Horizontal Distance [Run]}) \times 100 = \text{Slope Percent}$$

Example: Vertical Distance = 25 feet

Horizontal Distance = 1000 feet

$$(25 / 1000) \times 100 = \mathbf{2.5 \text{ percent slope}}$$

6. Open Space

Unless specified otherwise in this Ordinance, open space shall be determined by the following method:

GLA = Gross Land Area

DUA = Dwelling Units per Acre

PGRU = Permitted Gross Residential Units

OSU = Open Space per Unit

OS = Open Space (See Definition, Chapter 3)

$$\text{GLA} * \text{DUA} = \text{PGRU}$$

$$\text{PGRU} * \text{OSU} = \text{OS}$$

Example: 100 acre parcel (GLA)

3 dwelling units per acre (DUA)

1,000 sq. ft. of open space per unit (OSU)

$$300 * 3 = 300 \text{ maximum dwelling units allowed}$$

$$300 * 1,000 = \mathbf{300,000 \text{ sq. ft. or } 6.89 \text{ acres}}$$

Please refer to the definitions of these terms in Chapter 3 for additional clarification.

7. Impervious Surface

Impervious surface shall be calculated by the following method:

- GLA = Gross Land Area
- IOS = Impervious Open Space (open space consisting of impervious materials)
- IS = Impervious Surface
- BC = Building Coverage
- PA = Paved Area

$$BC + PA + IOS = IS$$

Example: 10 acre parcel (Gross Land Area)

- 2.25 acres in building coverage
- 2.50 acres of paved area including driveways, parking area, curb and gutter, and sidewalks.
- 0.25 acres of impervious open space

$2.25 + 2.5 + 0.25 = \mathbf{5.00 \text{ acres of impervious surface}}$

§21.070 Homeowners and Other Associations

For specific development options contained within this Ordinance, a homeowners, condominium, merchants, business, or other association may be required as a part of the approval process. The minimum provisions for such covenants are provided as appropriate and shall be included in such covenants. However, the City of Newnan does not have any responsibility nor right to enforce specific provisions contained within the covenants of a homeowners or any other similar association.

§21.080 Fee Schedule

Reasonable fees sufficient to cover the cost of administration, plan review, and consultation, inspection, enforcement, publication of notice and similar matters may be charged to applicants for the permits, certificates, applications, and other procedures. The amount of fees charged shall, from time to time, be set forth as established by ordinance of the City Council and listed in the City of Newnan Fee Schedule.

§21.090 Use Table

The use table beginning on the following pages provides a comprehensive list of uses permitted by district type within the City of Newnan:

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
KEY TO TABLE: P = Permitted Use; S = Special Exception; C = Conditional Use; A = Accessory Use; U = Unspecified Use; T = Temporary Use																							
1.000 Residential Uses																							
1.100 Single-Family Residences																							
Standard single-family detached residence		P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Single-family attached residence		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Manufactured Housing		--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Zero lot line single-family residence		--	--	P	--	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Townhouse –Fee Simple and Condominium Ownership		--	--	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Condominiums		--	--	--	--	P	P	P	S	S	P	P	--	P	P	P	S	P	P	P	P	P	--
Row house		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1.200 Two-Family Residences																							
Duplex residence		--	--	--	--	S	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Two-family residence		--	--	--	S	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1.300 Multi-Family Residences																							
Three-family residence or triplex		--	--	--	--	S	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Four-family residence or quadplex		--	--	--	--	S	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Garden apartment complex		--	--	--	--	--	P	P	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Apartment building, including Townhouse Style, Loft, Efficiency and Studio		--	--	--	--	--	P	P	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Apartments/Condominiums above commercial properties see section 34.060		--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	C	S	--	--	--	--	--
1.400 Alternative Residences																							
Accessory apartments see section 34.050		C	C	C	C	C	C	C	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Dormitories, fraternity houses, and sorority houses		--	S	S	--	--	C	C	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Residences for domestic help see section 34.050		C	C	C	C	C	C	C	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Rooming or boarding houses		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1.500 Other Residential see Chapter 35																							
Adult assisted living facilities (Class I)		S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Adult assisted living facilities (Class II)		-	-	--	--	--	--	--	S	S	S	--	--	S	S	--	S	--	--	--	--	--	--
Adult assisted living facilities (Class III)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	--	S	--	--	--	--	--	--
Adult assisted living facilities (Class IV)		--	--	--	--	--	S	S	S	S	S	S	S	--	S	--	S	--	--	--	--	--	--
Retirement Community – Independent		--	--	S	--	S	S	S	C	S	S	--	--	S	--	--	--	--	--	--	--	--	--
Retirement Community – Dependent		--	--	S	--	S	S	S	C	S	S	S	--	--	S	--	--	--	--	--	--	--	--
Nursing Home (Class II)		--	--	--	--	--	--	--	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--
Nursing Home (Class III)		--	--	--	--	--	--	--	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--
Nursing Home (Class IV)		--	--	--	--	--	S	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--
Congregate elderly living facility (Class I)		S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Congregate elderly living facility (Class II)		--	--	--	--	--	S	S	S	S	S	--	--	S	S	--	--	--	--	--	--	--	--
Congregate elderly living facility (Class III)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--
Congregate elderly living facility (Class IV)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--
Juvenile detention home (Class I)		--	--	--	--	--	--	--	--	S	S	--	--	--	S	--	--	--	--	--	--	--	--
Juvenile detention home (Class II, III & IV)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Family-based group homes for the developmentally disabled, Class I		S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Family-based group homes for the developmentally disabled, Class II		--	--	--	--	--	--	--	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--
Assisted living facility for the developmentally disabled, Class III		--	--	--	--	--	--	--	--	S	S	S	--	S	S	--	--	--	--	--	--	--	--
Assisted living facility for the developmentally disabled, Class IV		--	--	--	--	--	S	S	--	S	S	S	--	S	S	--	--	--	--	--	--	--	--
Residential mental health and substance abuse facilities, Class I		S	--	--	--	--	--	--	S	S	S	--	--	S	S	--	S	--	S	--	--	--	--
Residential mental health and substance abuse facilities, Class II		--	--	--	--	--	--	--	--	S	S	--	--	S	S	--	S	--	S	S	--	--	--
Residential mental health and substance abuse facilities, Class III		--	--	--	--	--	--	--	--	S	S	S	--	S	S	--	S	--	S	S	--	--	--
Residential mental health and substance abuse facilities, Class IV		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Patients family home		S	S	S	S	S	S	S	S	S	S	--	--	S	S	--	S	--	--	--	--	--	--
Facilities for Adult Offenders – (including Halfway Houses)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Hospice care facility, Class I		S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Hospice care facility, Class II		--	--	--	--	--	S	S	S	S	S	--	--	S	S	--	--	--	--	--	--	--	--
Hospice care facility, Class III		--	--	--	--	--	S	S	S	S	S	S	--	S	S	--	--	--	--	--	--	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
	Hospice care facility, Class IV	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Transitional shelter (Class I & II)	--	--	--	--	--	--	--	S	--	--	--	S	S	--	--	--	S	--	--	--	--	--
	Transitional Shelter (Class III & IV)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Personal care group home (Class I)	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Personal care group home (Class II)	--	--	--	--	--	--	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--
	Personal care group home (Class III & IV)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	2.000 Agricultural Uses																						
2.100	CROP PRODUCTION	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2.200	ANIMAL PRODUCTION	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2.300	FORESTRY AND LOGGING	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2.400	FISHING, HUNTING, AND TRAPPING	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
2.500	SUPPORT ACTIVITIES FOR AGRICULTURE & FORESTRY	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Office-based support services for crop production	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	P	P	P	--	--	--	--
	Other support services for crop production	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	P	P	P	--	--	--	--
	Office-based support services for animal production	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	P	P	P	--	--	--	--
	3.000 Service and Office Uses																						
3.100	ENGINEERING, ARCHITECTURAL, AND RELATED SERVICES																						
	Architectural, engineering, & related services	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A
	Landscape architect	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A
	Planning consulting & related services	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A
	Specialized design services including drafting	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A
3.200	INFORMATION SERVICES																						
	Cable networks and program distribution	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	P	--	--	--
	Motion picture and video industries	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	P	--	--	--
	Newspaper, periodical, book, and database publishers	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	P	--	--	--
	Radio and television broadcasting studios & stations	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--
	Software publishers	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	P	--	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI
Use Groups ↓	Zoning																					
Districts →																						
Sound recording industries		--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	--	--
Telecommunications		--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	--	--
Telecommunications Towers, Buildings or Antennas		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	S	S	--	--
3.300 BUSINESS SERVICES																						
Accounting, tax preparation, bookkeeping, and payroll services including auditing		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Accounting – bookkeeping and payroll services only		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Adjustment and collection agencies		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Advertising and related services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	A	--	--
Agents and managers for artists, athletes, and other public figures		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Bank or other depository financial institution, excluding drive-through facilities		--	--	--	--	--	--	--	--	P	P	P	S	P	P	P	P	P	P	A	--	--
Bank or other depository financial institution, including drive-through facilities		--	--	--	--	--	--	--	--	P	S	S	S	--	--	P	P	P	P	A	--	--
Business associations		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Business support services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Computer system design and related services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Conference or training center		--	--	--	--	--	--	--	--	S	C	C	--	--	--	C	C	C	--	C	--	C
Convention, meeting, and banquet facilities		--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	P	--	--	--	--
Credit intermediation and related activities		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Employment services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	A	--
Facilities support services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Funds, trusts, and other financial vehicles		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Holding offices		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Insurance agents, brokers, and other insurance related activities		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--	--
Insurance carriers		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Investment offices		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
Labor unions and similar organizations		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--
Mailing Center		--	--	--	--	--	--	--	--	P	A	A	A	P	P	P	P	P	P	A	--	--
Management of companies and enterprises		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	A	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Miscellaneous business services, nec		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	A	--
Miscellaneous investing		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--
Non-depository credit institutions		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Non-financial assets, owners and lessors of		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--
Office administrative services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	A	--
Promoters of arts, sports, and similar events		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Public relations services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Radio, television, and publishers advertising representatives		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Real estate, agents and managers		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Real estate, land subdividers and developers		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Real estate, operations and leasing		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Real estate, other activities		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Real estate, title abstract offices		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Securities, commodity contracts, and other intermediation and related activities		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--
Travel arrangement and reservation services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	A	--	--
3.400 OTHER MISCELLANEOUS SERVICES																							
Business, professional, labor, political, and other organizations		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--
Civic, social, and fraternal organizations		--	--	--	--	--	--	--	--	P	P	P	S	P	P	P	P	P	P	P	P	--	--
Electric Transformer Station, Gas Regulator Station, or Telephone Exchange		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Grantmaking and giving services		--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	--	--	--
Heliports, helistops, and vertiports		--	--	--	--	--	--	--	--	S	S	S	--	S	S	S	S	S	S	S	S	S	--
Offices of religious organizations		A	A	A	A	A	A	A	A	P	P	P	S	P	P	P	P	P	P	P	--	--	--
Recycling, designated collection center, neighborhood		--	--	--	--	--	C	C	C	S	S	S	--	S	S	S	S	S	S	S	--	--	--
Social advocacy organizations		--	--	--	--	--	--	--	--	P	P	P	S	P	P	P	P	P	P	P	--	--	--
Unattended/Attended collection centers – charity or commercial		--	--	--	--	--	--	--	--	C	--	--	--	--	C	C	--	C	C	C	C	C	--
3.500 PROFESSIONAL SERVICES																							
Detective, guard, and armored car services, no armored car parking		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI
Use Groups ↓	Zoning																					
Districts →																						
Investigation and security services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	A	--
Legal services including attorneys and legal aid services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--
News syndicates		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--
Other membership organizations		--	--	--	--	--	--	--	--	P	P	P	S	P	P	P	P	P	P	P	P	--
Political organizations		--	--	--	--	--	--	--	--	P	P	P	S	P	P	P	P	P	P	P	P	--
Professional membership organizations		--	--	--	--	--	--	--	--	P	P	P	S	P	P	P	P	P	P	P	P	--
Secretarial and court reporting services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--
3.600 COMMERCIAL AND PERSONAL SERVICES																						
Animal hospitals		--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	--	S	C	C	C	C
Art studios, commercial and graphic design		--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	P	--
Automobile parking lots and structures primary use		--	--	--	--	--	--	--	--	S	S	S	--	S	S	S	S	S	S	S	S	S
Automobile rental and leasing		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	--	--
Equipment rental and leasing		--	--	--	--	--	--	--	--	S	--	--	--	--	--	A	S	S	P	P	P	--
Bail bonding		--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	P	P	P	P	P	--
Barber shops		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	--	--
Beauty shops		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	--	--
Bed and breakfast facilities		C	C	C	C	C	C	C	--	C	--	--	--	C	C	--	C	--	--	--	--	--
Car wash, self-operated		--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	C	C	--	--
Car wash, full-service		--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	C	C	--	--
Car wash, accessory to a gas station		--	--	--	--	--	--	--	--	A	--	--	--	--	--	A	A	A	A	A	--	--
Cemeteries and mausoleums		A	A	A	A	A	A	A	S	C	C	C	--	C	C	C	C	C	C	C	--	--
Churches and other religious institutions, church use only		C	C	C	C	C	C	C	S	C	C	C	S	C	C	C	C	C	C	C	C	C
Churches and other religious institutions, with accessory uses		S	S	S	S	S	S	S	S	C	C	C	S	C	C	C	C	C	C	C	S	S
Commercial Condominiums		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P
Consumer goods rental		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--
Crematories, human or domestic animal		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--
Funeral home or mortuaries, without crematories		--	--	--	--	--	--	--	--	S	S	S	S	S	S	P	P	P	P	P	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Dance studios, schools, and halls		--	--	--	--	--	--	--	--	P	--	--	S	P	P	P	P	P	P	P	P	--	--
Direct mail advertising services		--	--	--	--	--	--	--	--	P	P	P	--	S	S	P	P	P	P	P	P	--	--
Health, athletic, and physical fitness centers		--	--	--	--	--	--	--	--	P	P	A	--	P	P	P	P	P	P	P	P	--	--
Hotels, membership-based organization facilities		--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	P	P	P	--	--	--
Hotels, motels, and other similar traveler’s accommodations excluding travel trailer or RV parks		--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	C	C	--	--	--
Interior decorator		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--
Kennels, boarding and/or breeding, animal shelters, and the raising of non-domestic or wild and exotic animals		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Kennels, boarding & animal shelters – excluding non-domestic Or wild and exotic animals		--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	--	S	C	C	C	C	C
Kennels, breeding & the raising of domestic animals, excluding non-domestic, wild and/or exotic animals		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C
Laundry and dry cleaning establishments		--	--	--	--	--	--	--	--	S	--	--	--	--	--	P	P	P	P	P	--	--	--
Laundry and dry cleaning pick-up establishments (no on-site plant)		--	--	--	--	--	--	--	--	S	A	A	A	P	P	P	P	P	P	P	--	--	--
Laundry, cleaning, and garment services		--	--	--	--	--	--	--	--	S	--	--	--	--	--	P	P	P	P	P	--	--	--
Laundry, self-service		--	--	--	--	--	--	--	--	S	--	--	--	P	P	P	P	P	P	P	--	--	--
Meeting houses, clubs, or halls, public or private		--	--	--	--	--	--	--	S	P	--	--	--	P	P	P	P	P	P	P	P	P	--
Nail salon		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
Palm reader, astrologist, and fortune tellers		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
Personal services, miscellaneous		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
Pet grooming establishment		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
Photo-finishing laboratories		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	P	--	--
Photographic studios, portrait		--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	P	--	--	--
Photography, commercial		--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	P	P	P	P	P	--	--
Rental centers, general		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	--	P	P	P	P	P	--
Self-storage facilities		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--
Shoe shine parlors		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	A	--	--
Tanning parlor		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
Tattoo parlor		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Truck rental and leasing		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	S	P	P	--	--
Vehicle for Hire (Taxicab, Limousine, Airport Shuttle, etc)		--	--	--	--	--	--	--	--	S	A	A	--	S	C	A	S	A	C	C	--	--	--
3.700 EDUCATIONAL SERVICES																							
Beauty schools		--	--	--	--	--	--	--	--	P	P	--	--	--	P	P	P	P	P	P	P	--	--
Branch campus of college, university, or technical school		--	--	--	--	--	--	--	--	S	S	S	--	--	--	S	S	S	S	--	--	--	--
Business schools and computer and management training		--	--	--	--	--	--	--	--	S	S	S	--	--	--	P	S	P	P	P	--	--	--
Colleges, universities or other Post-secondary educational institution		--	--	--	--	--	--	--	--	S	S	S	--	--	--	S	S	S	--	--	--	--	--
Educational support services		--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	P	P	P	--	--	--	--
Junior colleges		--	--	--	--	--	--	--	--	S	S	S	--	--	--	S	S	S	--	--	--	--	--
Other schools and instruction		--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	P	P	--	--	--	--
Schools, Private, parochial or other elementary or secondary Schools not part of the public school system		S	S	S	S	S	S	S	S	P	P	S	--	P	P	S	S	P	--	--	--	--	--
Sports or other physical activity instruction		--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	P	P	P	--	--	--	--
Technical and trade schools		--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	P	P	P	P	--	--
3.800 HEALTH CARE & SOCIAL SERVICES																							
Home health care services		--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	P	P	--	--	--	--
Medical, dental, and diagnostic laboratories		--	--	--	--	--	--	--	--	S	S	S	P	S	S	S	S	S	S	C	C	--	--
Offices of dentists		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--	--	--
Offices and clinics of other health practitioners		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--	--	--
Offices of physicians		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--	--	--
Outpatient care centers		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Other ambulatory health care services		--	--	--	--	--	--	--	--	P	P	P	S	P	P	P	P	P	P	P	--	--	--
Community food and housing, emergency and other relief services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Hospitals, general medical and surgical		--	--	--	--	--	--	--	--	S	S	S	P	--	--	S	S	S	S	--	--	--	--
Hospitals, psychiatric & substance abuse		--	--	--	--	--	--	--	--	S	S	S	P	--	--	S	S	S	S	--	--	--	--
Hospitals, specialty and other		--	--	--	--	--	--	--	--	S	S	S	P	--	--	S	S	S	S	--	--	--	--
Individual and family social services		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--	--	--
Nursing Home – home health care services – dependent (Class II and Class III) (8082)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Nursing Home – home health care services – dependent (Class IV) (8082)		--	--	--	--	--	S	S	S	S	S	S	S	--	S	--	--	--	--	--	--	--	--
Vocational rehabilitation services		--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	P	P	P	P	P	--	--
Adult day care facility (Class I)		S	S	S	S	S	S	S	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Adult day care facility (Class II)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	S	S	--	--	--
Adult day care facility (Class III)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	S	S	--	--	--
Adult day care facility (Class IV)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Child day care center, (Class I)		S	S	S	S	S	S	S	S	--	--	--	S	--	--	--	--	--	--	--	--	--	--
Child day care center, (Class II)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	--	--	--	--	--
Child day care center, (Class III)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	--	--	--	--	--
Child day care center, (Class IV) also not permitted in MXD-1 and MXD-2		--	--	--	--	--	--	--	--	S	--	S	--	--	--	S	S	S	--	--	--	--	--
Other health care or social services (unspecified use)		--	--	--	--	--	--	--	--	U	U	U	U	U	U	U	U	U	U	U	--	--	--
3.900 REPAIR SERVICES																							
3.905 Light Repair Services																							
Small appliance repair		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	P	--
Electronics and precision equipment repair and maintenance		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	P	--
Jewelry and watch repair		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	P	--
Shoe and other leather goods repair		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	P	--
Other repair services that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)		--	--	--	--	--	--	--	--	U	U	U	U	U	U	U	U	U	U	U	U	U	U
3.910 Heavy Repair Services																							
Automobile repair and maintenance, light		--	--	--	--	--	--	--	--	S	--	--	--	--	--	A	S	S	P	P	P	P	S
Automobile repair and maintenance, heavy		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	--	S	P	P	P	P	S
Furniture and upholstery repair		--	--	--	--	--	--	--	--	S	--	--	--	--	S	S	S	S	P	P	P	P	--
Large appliance repair including but not limited to refrigerators and stoves		--	--	--	--	--	--	--	--	S	--	--	--	--	S	S	S	S	P	P	P	P	--
Lawn and garden equipment repair and similar repair services		--	--	--	--	--	--	--	--	S	--	--	--	--	S	S	S	S	P	P	P	P	--
Tool repair services		--	--	--	--	--	--	--	--	S	--	--	--	--	S	S	S	S	P	P	P	P	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
	Other repair services that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)	--	--	--	--	--	--	--	--	U	U	U	U	U	U	U	U	U	U	U	U	U	U
4.000	Retail Commercial Uses																						
4.100	GENERAL RETAIL SALES USES																						
	Agricultural supply stores	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	P	P	P	--	--
	Antique shop not including pawnshops	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
	Appliance store, home	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
	Apparel and accessory stores	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
	Auction facility	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	C	C	C	--	--
	Automobile sales, new vehicles	--	--	--	--	--	--	--	--	S	--	--	--	--	--	P	S	P	P	P	--	--	--
	Automobile sales, used vehicles	--	--	--	--	--	--	--	--	S	--	--	--	--	--	A	A	A	P	P	--	--	--
	Sales of motorcycles, boats and similar light vehicles	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	P	P	P	P	--	--
	Sales, storage and service of heavy equipment, trucks, and machinery	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	--	--	C	C	C	C	P
	Gas station, no repair or service (a.k.a. Convenience stores, with fuel pumps)	--	--	--	--	--	--	--	--	S	--	--	--	S	S	S	S	C	C	C	C	C	--
	Gas station, light repair and service of vehicles on site	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	C	C	C	C	C	--
	Bakery	--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	--	--	--
	Bookstore	--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	--	--	--
	Brewpub	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
	Butcher shop, meat market, or fish market	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
	Camera shop	--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	--	--	--
	Candy Store	--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	P	--	--	--
	Catering service	--	--	--	--	--	--	--	--	P	--	A	--	--	P	P	P	P	P	P	P	--	--
	China and pottery store	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	--	--
	Consignment shops	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
	Convenience stores, no fuel pumps	--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	--	--	--
	Convenience stores, with fuel pumps (a.k.a. Gas station, no repair or service)	--	--	--	--	--	--	--	--	S	--	--	--	S	S	S	C	C	C	C	C	C	--
	Department stores	--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	P	--	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Draperies, curtains, and upholstery establishment		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Drive-In or Drive Through Facilities		--	--	--	--	--	--	--	--	C	--	--	--	--	--	C	C	C	C	--	--	--	
Drug store or pharmacy		--	--	--	--	--	--	--	--	P	C	C	--	P	P	P	P	P	P	--	--	--	
Dry goods store		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Electronics and small appliance stores		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Farm machinery sales and ancillary service		--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	P	P	--	--	--	
Farmers market		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	--	--
Floor coverings store		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	P	P	--	--
Florist		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	--	--	--	
Food store, specialty		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Furniture, retail		--	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	--	--	
Gift, stationary, and millinery stores		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	--	--	--	
Grocery store		--	--	--	--	--	--	--	--	P	--	--	--	S	P	P	P	P	P	--	--	--	
Hardware stores		--	--	--	--	--	--	--	--	P	--	--	--	S	P	P	P	P	P	--	--	--	
Home furniture, furnishings, and equipment stores		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Jewelry store		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Media store (compact disks, cassette tapes, videotapes, computer games, etc)		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Mimeograph and letter store		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	--	--	--	
Motor vehicle accessory or parts establishments, general or specialty, with no on-site installation		--	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	--	--	
Musical instrument store		--	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	--	--	
Newsstand		--	--	--	--	--	--	--	--	P	A	A	S	P	P	P	P	P	P	--	--	--	
Novelty shop		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Nurseries and greenhouses, commercial and wholesale		--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	C	C	C	--	--	
Office service and supply establishments		--	--	--	--	--	--	--	--	P	A	A	--	S	S	P	P	P	P	--	--	--	
Package stores		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Paint and decorating store		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Pawn shops (if a title pawn establishment, there shall be no vehicle storage or display on site unless in a district permitting used car sales)		--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	P	P	--	--	--	
Pet stores		--	--	--	--	--	--	--	--	S	--	--	--	S	S	P	S	P	P	--	--	--	
Photography store including film developing and film printing facilities		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	--	--	--	
Shopping centers, neighborhood		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Shopping centers, community		--	--	--	--	--	--	--	--	P	--	--	--	--	S	P	P	P	P	--	--	--	
Shopping centers, regional and super-regional		--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	--	--	--	--	--	--	
Shopping centers, storefront		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Restaurant, dinner theater or other live entertainment		--	--	--	--	--	--	--	--	P	--	--	--	--	P	P	P	P	P	--	--	--	
Restaurant, carry-out only		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	--	--	--	
Restaurants, delicatessens, cafes, grills, coffee shops, drive-in restaurants, and other eating and drinking establishments		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	--	P	P	--	--	--	
Restaurants, delicatessens, cafes, grills, and other eating and drinking establishments		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	--	--	--	
Sign shop, retail		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Retail sale, miscellaneous, of any merchandise not specifically excluded by this ordinance, from within a building		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Shoe store		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Sporting goods store		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Tire Sales and Installation		--	--	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C	C	C	C	C	C
Tobacco shop		--	--	--	--	--	--	--	--	P	A	A	--	P	P	P	P	P	P	--	--	--	
Toy, game, and hobby store		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Variety shop		--	--	--	--	--	--	--	--	P	--	--	--	P	P	P	P	P	P	--	--	--	
Other commercial uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)		--	--	--	--	--	--	--	--	U	U	U	U	U	U	U	U	U	U	U	U	--	U
4.200 ARTS, RECREATION, AND ENTERTAINMENT FACILITIES																							
Arboretum, Botanical Gardens and Other Outdoor Gardens		S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	--	--	--	
Arts and Cultural Facility Uses		--	--	--	--	--	--	--	--	P	A	A	P	P	P	P	P	P	P	--	--	--	
Art galleries		--	--	--	--	--	--	--	--	P	A	A	P	P	P	P	P	P	P	--	--	--	

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI
Use Groups ↓	Zoning																					
Districts →																						
Artists studios		--	--	--	--	--	--	--	--	P	--	--	P	P	P	P	P	P	P	--	--	--
Community centers – Non-Commercial / Non-Profit		--	--	--	--	--	--	--	--	C	C	C	S	C	C	C	C	C	C	--	--	--
Historic sites		--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--	--
Museums		--	--	--	--	--	--	--	--	P	A	A	P	P	P	P	P	P	P	--	--	--
Performing arts companies		--	--	--	--	--	--	--	--	P	--	--	P	--	--	P	P	P	P	--	--	--
4.210 Class I Commercial Recreation or Entertainment Facilities																						
Motion picture theaters, excluding drive-in		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	--
Recreation or entertainment facilities, commercial (indoor excluding game rooms)		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	--
Recreational centers or clubs, private and non-commercial		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	--
Other commercial recreation or entertainment uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use-)		--	--	--	--	--	--	--	--	P	--	--	U	--	--	P	P	P	P	--	--	--
4.215 Class 2 Commercial Recreation or Entertainment Facilities																						
Batting cages		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	--
Bowling centers		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	--
Golf courses and country clubs		S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--
Golf driving ranges		S	S	S	S	S	S	S	S	C	C	C	--	C	C	C	C	C	C	--	--	--
Miniature golf course		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	--
Skating rinks, ice or roller, indoor		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	S	--	--
Specialty athletic facilities		--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	P	P	P	--	--	--
Tennis complexes, commercial		--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	P	P	P	--	--	--
Other commercial recreation or entertainment uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)		--	--	--	--	--	--	--	--	U	--	--	U	--	--	U	U	U	U	--	--	--
4.220 Class 3 Commercial Recreation or Entertainment Facilities																						
Amusement parks including but not limited to water parks, theme parks, and specialty attractions		--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	--	S	S	--	--	--
Campgrounds and Recreational Vehicle (RV) Parks - Commercial		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	--	S	S	--	--	--
Camps, day or boarding		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	--	S	S	--	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Fairgrounds		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	--	S	S	S	--	--	--
Game rooms and billiard parlors		--	--	--	--	--	--	--	--	P	--	--	--	A	A	P	P	P	P	--	--	--	--
Go-kart tracks		+	+	+	+	+	+	+	+	S	+	+	+	+	+	S	--	S	S	--	--	+	+
Motion picture theaters, drive-in		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	--	S	S	S	--	--	--
Recreation or entertainment facilities, commercial (outdoor)		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	--	--
Shooting ranges, indoor		--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	--	S	S	P	P	--	--
Skating rinks, ice or roller, outdoor		--	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	--	--	--
Spectator sports		--	--	--	--	--	--	--	--	S	--	--	--	--	--	P	--	S	S	--	--	--	--
Other commercial recreation or entertainment uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)		--	--	--	--	--	--	--	--	U	--	--	U	--	--	U	U	U	U	--	--	--	--
4.225 Class 4 Commercial Recreation or Entertainment Facilities																							
Race tracks (including tracks for motor vehicle racing and dog or horse racing)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--
Shooting ranges, outdoor, including but not limited to firearms, archery, and survival courses		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	S	--	--
Drag strips		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--
Coliseums, stadiums, amphitheaters, arena, and other facility specifically designed to be for mass public or private assembly with a special exception		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--
Adult Entertainment		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--
Other commercial recreation or entertainment uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use-7139)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	U	--	--	--	--
5.000 Industrial Use Classifications																							
5.100 LIGHT INDUSTRIAL USES																							
Bus terminals and repair shops		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	S	--
Carting, express, or hauling establishments but exclusive of truck terminals		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
Carting, waste collection		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
Catalog and mail order companies, warehouse and offices		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	--
Construction, contractors equipment storage or plant		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	C	--
Construction, heavy, except buildings		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Commercial and industrial machinery and equipment, rental, leasing, and storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	
Commercial and industrial machinery and equipment repair and maintenance		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	S
Service establishment		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C
Launderers – industrial, power and drycleaning plants		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C
Manufacturing, artisans and craft work		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	C
Manufacturing, signs		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C
Orthotic and prosthetic laboratories		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--
Research, experiment, testing, and development laboratories (no manufacturing, fabrication, production, repair, or storage)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--
Heavy Equipment, Trucks and Machinery Rental, Leasing, Sales, Storage and Ancillary Service, including tractor-trailers		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	S
Truck terminals and repair shops		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	S
Truck fueling centers		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--
Warehousing and Storage		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	C
Wholesale trade, durable goods		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C
Wholesale trade, non-durable goods		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C
Other light industrial uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	U	U	U	U
5.200 MEDIUM INDUSTRIAL USES																							
Fuel dealers		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	--
Manufacturing, bottling and dairy products processing plants		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C
Manufacturing, tobacco products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C
Manufacturing, textiles		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C
Manufacturing, apparel and other textile products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C
Manufacturing, lumber and wood products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C
Manufacturing, furniture and fixtures		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C
Manufacturing, paperboard containers and boxes		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C
Manufacturing, miscellaneous converted paper products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-I	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Manufacturing, food and kindred products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C	
Manufacturing, drugs and pharmaceuticals		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C	
Manufacturing, rubber and plastics footwear		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C	
Manufacturing, leather and leather products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C	
Manufacturing, stone, glass and clay products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	C	
Manufacturing, fabricated metal products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C	
Manufacturing, industrial machinery and equipment		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C	
Manufacturing, electronic and other electric equipment Manufacturing, musical instruments Manufacturing, machine shops Pipelines, except natural gas Printing and publishing Radar installations Research, experiment, testing, and development laboratories Storage of grain or livestock feed, bulk.....		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	C	
Recycling facilities, commercial		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	
Other medium industrial uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	U	U	U	
5.300 HEAVY INDUSTRIAL USES																							
Asphalt Plant		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	
Automobile Salvage and Storage Yards, wrecking yards, and junk yards		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	S	--	
Bulk Petroleum and Chemical Plants or Storage Facilities		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	
Concrete mixing plants and concrete products manufacturing, sawing, or planing mills		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	
Development and processing of natural resources		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	
Freon removal services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	
Leather curing, tanning, and finishing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	
Manufacturing, rubber and miscellaneous plastics products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	
Manufacturing, chemicals and allied products, dry or liquid		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	C	
Manufacturing, primary metal industries		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	
Manufacturing, non-clay refractories		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	
Manufacturing, abrasive products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI	
Use Groups ↓	Zoning																						
Districts →																							
Manufacturing, minerals: ground or treated		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	
Manufacturing, mineral wool		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	
Mining, quarrying, and other mineral extraction		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	
Paper mills		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	
Paperboard mills		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	
Petroleum, coal, and allied products, manufacturing and refining, including asphalt plants		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	
Poultry slaughtering and processing		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	
Pulp mills		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	
Remediation and other waste management services		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	
Sanitary or inert landfills and incinerators		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Waste Transfer Station		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	
Wholesaling of petroleum and coal and allied products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	C	
Wholesaling of chemicals and allied products, dry or liquid		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	C	
Other heavy industrial uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	U	U	
5.400 VERY HEAVY INDUSTRIAL USES																							
Biomedical waste disposal facility		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Hazardous or toxic waste incinerator or transfer station		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Manufacturing, asbestos products		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Manufacturing, ordnance and accessories		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Manufacturing, storage batteries		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	
Manufacturing, primary batteries, dry and wet		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	
Manufacturing, carbon black		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	
Manufacturing, storage, transport, and sale of explosives		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	
Other very heavy industrial uses that, in the opinion of the Zoning Administrator, are similar in nature to those listed above (unspecified use)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	U	U	U	
6.100 RESIDENTIAL ACCESSORY USES																							

Table 21.04—Allowable Uses		RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH	PDR	PDC	OI-1	OI-2	PDO	CSN	CUN	CCS	CBD	CGN	CHV	ILT	IHV	PDI
Use Groups ↓	Zoning																					
Districts →																						
In-home occupation		C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--
6.200 NON-RESIDENTIAL ACCESSORY USES																						
Outdoor dining		--	--	--	--	--	--	--	--	C	C	C	--	C	C	C	C	C	C	C	--	--
Parking Lots and Garages, Private & Commuter (50 spaces or less)		S	S	S	--	--	--	--	--	C	C	C	S	C	C	P	P	P	P	P	P	P
Parking Lots and Garages, Private & Commuter (more than 50 spaces)		--	--	--	--	--	--	--	--	S	S	S	S	S	S	S	S	S	S	S	S	S
Service uses, accessory		--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A	--	--
7.000 Temporary or Seasonal Uses and Structures																						
7.100 TEMPORARY OR SEASONAL USES																						
Garage, carport, or rummage sales		T	T	T	T	T	T	T	T	--	--	--	--	--	--	--	--	--	--	--	--	--
Outdoor sales including Christmas trees, special event souvenirs, or other seasonal agricultural products, i.e. pumpkins		--	--	--	--	--	--	--	--	T	T	T	--	T	T	T	T	T	T	T	T	T
Carnivals, fair, side show, circus, religious services or revivals, or other special entertainment event		--	--	--	--	--	--	--	--	T	--	T	--	--	--	T	T	T	T	T	T	T
Auction or estate sale		T	T	T	T	T	T	T	T	T	--	--	--	--	--	--	T	T	T	T	T	T
Sidewalk sale, commercial outdoor festival, arts and crafts shows, and plant shows		--	--	--	--	--	--	--	--	T	--	T	--	T	T	T	T	T	T	T	T	T
Civic and cultural events, grand openings, and ground breaking ceremonies		T	T	T	T	T	T	T	T	T	T	T	--	T	T	T	T	T	T	T	T	T
Athletic events including those which utilize public property, public streets, or public right-of-way		T	T	T	T	T	T	T	T	T	T	T	--	T	T	T	T	T	T	T	T	T
In-home seminars or commercial parties		T	T	T	T	T	T	T	T	T	T	T	--	T	T	T	T	T	T	T	T	T
Outdoor community festivals		T	T	T	T	T	T	T	T	T	T	T	--	T	T	T	T	T	T	T	--	--