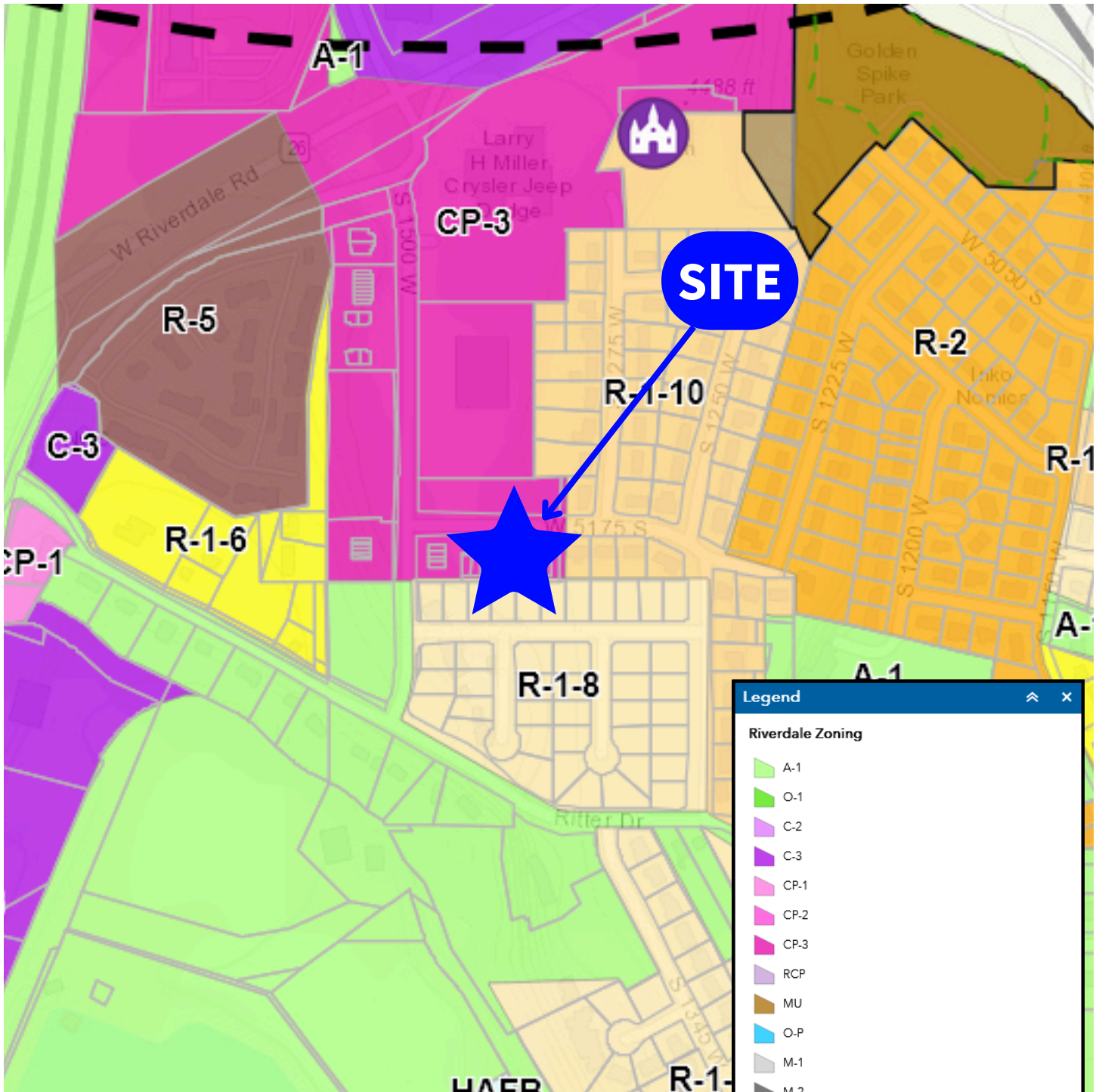


Riverdale City Zoning



* This graphic and zoning information is provided as a courtesy and remains the property of Riverdale City. User is advised to verify all information.

10-10B-1: - PURPOSE AND INTENT:

- A. The intent of the planned commercial zones is to permit the establishment of a well designed complex of retail commercial facilities for a neighborhood, community or region which will provide goods and services for the people to be served, minimize traffic congestion on public streets in the vicinity and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this article are intended to minimize any adverse effect of the planned commercial zone on nearby property values by achieving maximum compatible integration of the area, and to provide for safe and efficient use of the planned commercial zone itself.
- B. The three (3) types of planned commercial zones provided for in this article are as follows:
1. CP-1, neighborhood: Provides for the sale and supply of daily living needs for the people in the neighborhood.
 2. CP-2, community: Provides, in addition to the convenience goods, a wider range of facilities for the sale of retail goods and personal services for the neighborhood and major segments of the community.
 3. CP-3, regional: Provides for the sale and supply of the complete range of retail and wholesale goods and personal services for the metropolitan area and, also, a center for recreational entertainment and cultural activities for the entire region.

(Ord. 860, 9-2-2014)

10-10B-2: - USE REGULATIONS:

Any permitted use or any conditional use allowed in the C-1, C-2 and C-3 zones shall be a conditional use in their respective CP-1, CP-2 or CP-3 zone; provided, that a conditional use permit is obtained as provided in chapter 19 of this title. Such uses shall be indicated on the final development plan.

(Ord. 860, 9-2-2014)

10-10A-4: - USES:

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in [chapter 19](#) of this title. Uses designated "N" will not be allowed in that zone.

	C-1	C-2	C-3
Accessory buildings and uses customarily incidental to a permitted use	C	C	P
Air conditioning, sales and service (no manufacturing of ducts)	N	C	P
Ambulance:			
Base station	C	C	C
Substation	C	C	C
Amusement enterprises including:			
Bowling alley	N	C	P
Dance hall	N	C	C
Haunted house/spook alley	N	C	C
Pool hall	N	C	P
Privately owned park and playground, accessory to a commercial use	C	C	C
Publicly owned park and playground	P	P	P
Recreation center	N	C	P
Roller/ice skating rink	N	C	P
Theater:			
Indoor	N	C	P
Animal services including:			
Dog or cat hotel/kennel	N	N	C
Grooming for cats and dogs	N	C	P
Hospital, small animals only, and provided conducted within completely enclosed building, including kennel	N	C	P
Hospital/veterinary for large animals	N	C	C
Pet and pet supply store, including kennel	N	C	P

Antique, import or souvenir shop	C	C	P
Athletic and sporting goods including:			
Archery shop and range, provided conducted within completely enclosed building	C	C	P
Bicycle sales and service	C	C	P
Boat sales	C	C	P
Gymnasium	C	C	P
Handgun shooting range (indoor)	N	C	C
Health club	C	C	P
Motorboat sales and service	N	C	C
Store, excluding sale or repair of motor vehicles, motorboats or motors	N	N	P
Automobile including:			
Convenience store, with car wash, no gas	N	C	P
Gas island and convenience store, with car wash	N	C	P
New or used sales and service	N	C	C
Parts sales	N	C	P
Rental auto	N	C	C
Rental, U-haul type	N	C	C
Repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within	N	C	C
completely enclosed building			
Tire sales and service	N	C	C
Bakery:			
Manufacture limited to goods retailed on premises	N	C	P
Manufacture of goods sent to other locations	N	C	P
Bath and massage establishment	N	C	C
Blueprinting or photostatting	C	C	P
Building materials sales	N	C	P

Bus terminal	N	C	P
Candy:			
Manufacture of goods shipped to other locations	N	C	P
Store, confectionery	C	C	P
Car wash:			
Automatic/drive-through type	N	C	P
Manual spray	N	C	P
Carpet sales	N	C	P
Church	P	P	P
Church, temporary revival, no tents allowed	C	C	C
Cleaning:			
Dry cleaning establishment	N	C	P
Laundromat	P	P	P
Clinics:			
Laboratory, dental or medical	C	C	P
Medical or dental	C	C	P
Optometrist, optician or oculist	C	C	P
Physician or surgeon	C	C	P
Data processing service and supplies	N	C	P
Detective agency or security	C	C	P
Dwelling, single-family, when attached to business structure and occupied by the business owner or a business employee:	C	C	C
Hotel	N	C	P
Motel	N	C	P
Educational institution:			
Nursery school and preschool	C	C	P
Public or private college or university	C	C	C

Public, private or charter school grades K-12	C	C	C
Trade, technical or industrial school	C	C	C
Electrical and heating appliances and fixture sales and service	N	C	P
Electronic equipment sales and service	N	C	P
Employment agency	N	C	P
Express and transfer parcel service (store)	N	C	P
Financial institution:			
Bank	N	C	P
Credit union	N	C	P
Payday loans/check cashing/consumer loans/title loans	N	N	C
Food service:			
Cafe or cafeteria	C	C	P
Catering establishment	C	C	P
Delicatessen	C	C	P
Ice cream parlor	C	C	P
Restaurant	C	C	P
Restaurant, drive-in	C	C	P
Glass sales and service, home and auto	N	C	P
Gold buying store including all precious metals	N	N	C
Government buildings or uses, nonindustrial	C	C	P
Greenhouse and nursery, soil and lawn service	N	C	P
Gunsmith	N	C	P
Home improvement store	N	C	P
Hospital:	C	C	P
Hospital with heliport	N	C	C
Household appliance sales and incidental service	N	C	P

Household cleaning and repair	N	C	P
Insurance agency	C	C	P
Janitor service and supply	N	C	P
Jewelry store including manufacturing, repair and buying metal and stones	N	C	P
Library	C	C	P
Linen supply service	N	C	C
Liquor store, state store only	N	C	C
Locksmith	C	C	P
Lodge or social hall	N	C	C
Machine shop operations incidental to any use permitted in C-3 district			
Manufacture of goods retailed on premises	N	C	C
Miniature golf	N	C	C
Mortuary	N	C	P
Motorcycle and motor scooters sales and service	N	C	C
Museum	C	C	P
Office in which goods or merchandise are not commercially created, exchanged or sold	C	C	P
Office in which goods or merchandise may be commercially created, exchanged or sold	N	C	C
Accountant	C	C	P
Legal	C	C	P
Medical/dental	C	C	P
Office machines sales and service	N	C	P
Office supply	N	C	P
Professional	C	C	P
Parking lot or garage for passenger automobiles	C	C	C
Pawnshop	N	N	C

Pest control and extermination	N	C	P
Pharmacy	C	C	P
Photo studio	C	C	P
Post office	C	C	P
Printing, lithographing, publishing or reproduction sales and service	N	C	P
Public utilities substation	C	C	C
RV sales and service	N	C	C
Radio, television or FM broadcasting station	N	C	P
Real estate agency	C	C	P
Reception center or wedding chapel	N	C	P
Rental agency for home and garden equipment	N	C	P
Retail goods establishments	C	C	P
Retail service establishments	C	C	P
Smoke shop	N	N	C
Tattoo parlor	N	C	C
Taxidermist	C	C	P
Telemarketing	N	C	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work	P	P	P
Travel agency	C	C	P
Utility substation or building	C	C	C
Ventilating equipment sales and service, including heating and air conditioning	N	C	P

(Ord. 803, 4-4-2012; amd. Ord. 850, 2-4-2014)