

**PERMISSIBLE USES****§ 156.110 TABLE OF PERMISSIBLE USES.****TABLE OF PERMISSIBLE USES**

| <i>DESCRIPTION</i>                   | <i>R-40/<br/>R-20</i> | <i>R-10</i> | <i>R-MF</i> | <i>R-MH</i> | <i>OT</i> | <i>CBD</i> | <i>GB</i> | <i>GI</i> | <i>C</i> |
|--------------------------------------|-----------------------|-------------|-------------|-------------|-----------|------------|-----------|-----------|----------|
| <b>RESIDENTIAL</b>                   |                       |             |             |             |           |            |           |           |          |
| Single-Family Residences             |                       |             |             |             |           |            |           |           |          |
| One dwelling unit per lot:           |                       |             |             |             |           |            |           |           |          |
| Site built/modular                   | Z                     | Z           |             |             | Z         |            |           |           | ZS       |
| Class A mobile home                  | Z                     |             |             |             |           |            |           |           | ZS       |
| Class B mobile home                  | Z                     |             |             |             |           |            |           |           | ZS       |
| Single-family detached               | Z                     | Z           |             |             | Z         |            |           |           | ZS       |
| More than one dwelling unit per lot: |                       |             |             |             |           |            |           |           |          |
| Site built/modular                   |                       |             |             |             |           |            |           |           | ZS       |
| Class A mobile home                  |                       |             |             | S           |           |            |           |           | ZS       |
| Class B mobile home                  |                       |             |             | S           |           |            |           |           | ZS       |
|                                      |                       |             |             |             |           |            |           |           |          |
| Two-Family Residences                |                       |             |             |             |           |            |           |           |          |
| Primary Residence w/Accessory Apt.   |                       |             | Z           |             | Z         |            |           |           | ZS       |
| Duplex:                              |                       |             | Z           |             | S         |            |           |           | ZS       |
|                                      |                       |             |             |             |           |            |           |           |          |
| Multi-Family Residences:             |                       |             |             |             |           |            |           |           | ZS       |
| Multi-family 2nd and 3rd floor only  |                       |             |             |             |           | Z          |           |           |          |



| <i>DESCRIPTION</i>                                                                                                                                    | <i>R-40/<br/>R-20</i> | <i>R-10</i> | <i>R-MF</i> | <i>R-MH</i> | <i>OT</i> | <i>CBD</i> | <i>GB</i> | <i>GI</i> | <i>C</i> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------|-------------|-------------|-----------|------------|-----------|-----------|----------|
| <b>RESIDENTIAL</b> (Cont'd)                                                                                                                           |                       |             |             |             |           |            |           |           |          |
| Group homes                                                                                                                                           |                       |             |             |             |           |            |           |           |          |
| Fraternities, sororities,<br>dormitories and similar<br>housing                                                                                       |                       |             |             |             |           |            |           |           |          |
| Family care home 6<br>persons or less -<br>Provided the group<br>home is not located<br>within one-half mile<br>radius from an existing<br>group home | Z                     | Z           | Z           |             | Z         |            |           |           | ZS       |
| Family care home > 6<br>persons                                                                                                                       | S                     | S           | S           |             | S         |            |           |           | ZS       |
| Boarding houses,<br>rooming houses                                                                                                                    |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                                                       |                       |             |             |             |           |            |           |           |          |
| Temporary Residences:                                                                                                                                 |                       |             |             |             |           |            |           |           |          |
| Hotels and motels                                                                                                                                     |                       |             |             |             | S         | Z          | Z         |           | ZS       |
| Bed and breakfast                                                                                                                                     | S                     | S           | S           |             | Z         | Z          | Z         |           | ZS       |
|                                                                                                                                                       |                       |             |             |             |           |            |           |           |          |
| Homes Emphasizing<br>Services, Treatment or<br>Supervision:                                                                                           |                       |             |             |             |           |            |           |           |          |
| Nursing care homes,<br>intermediate care homes                                                                                                        | S                     | S           | Z           |             | Z         |            | Z         |           | ZS       |
| Temporary homes for<br>the homeless                                                                                                                   | S                     | S           |             |             | S         |            |           |           | ZS       |
| Overnight shelters for<br>homeless                                                                                                                    |                       |             |             |             |           |            |           |           | ZS       |
| Temporary emergency,<br>construction, and repair<br>residences                                                                                        | Z                     | Z           |             | Z           |           |            |           |           |          |

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|---------------------------------------------------------------------|-----------------------|-------------|-------------|-------------|-----------|------------|-----------|-----------|----------|
| <b>RESIDENTIAL</b> (Cont'd)                                         |                       |             |             |             |           |            |           |           |          |
| Home occupations                                                    | Z                     | Z           | Z           | Z           | Z         | Z          | Z         | Z         |          |
|                                                                     |                       |             |             |             |           |            |           |           |          |
| Planned Development                                                 |                       |             |             |             |           |            |           |           | ZS       |
|                                                                     |                       |             |             |             |           |            |           |           |          |
| <b>SALES AND RENTAL OF<br/>GOODS, MERCHANDISE<br/>AND EQUIPMENT</b> |                       |             |             |             |           |            |           |           |          |
| General retail sales less<br>than 25,000 square feet                |                       |             |             |             | S         | Z          | Z         |           |          |
| General retail sales, 25,001<br>to 100,000 square feet              |                       |             |             |             |           |            | Z         |           |          |
| General retail sales 100,001<br>square feet or greater              |                       |             |             |             |           |            |           |           | ZS       |
|                                                                     |                       |             |             |             |           |            |           |           |          |
| <b>PLANNED UNIT<br/>DEVELOPMENTS</b>                                |                       |             |             |             |           |            |           |           | ZS       |
|                                                                     |                       |             |             |             |           |            |           |           |          |

| <i>DESCRIPTION</i>                                                                                                                                                                                                            | <i>R-40/<br/>R-20</i> | <i>R-10</i> | <i>R-MF</i> | <i>R-MH</i> | <i>OT</i> | <i>CBD</i> | <i>GB</i> | <i>GI</i> | <i>C</i> |
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| <b>OFFICE, CLERICAL<br/>RESEARCH AND SERVICES<br/>NOT PRIMARILY RELATED<br/>TO GOODS OR<br/>MERCHANDISE</b>                                                                                                                   |                       |             |             |             |           |            |           |           |          |
| Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians, other professions, insurance and stock brokers, travel agents, government office buildings, etc. |                       |             |             |             | Z         | Z          | Z         | Z         | ZS       |
| Banks with drive-in windows                                                                                                                                                                                                   |                       |             |             |             | Z         | Z          | Z         |           | ZS       |
| Tattoo Parlors and Body Piercing with a 500 feet separation from residential uses, residential districts, religious uses, schools, public parks and daycares                                                                  |                       |             |             |             |           |            | S         |           |          |
|                                                                                                                                                                                                                               |                       |             |             |             |           |            |           |           |          |
| <b>MANUFACTURING,<br/>PROCESSING, CREATING,<br/>REPAIRING, RENOVATING,<br/>PAINTING, CLEANING,<br/>ASSEMBLING OF GOODS,<br/>MERCHANDISE AND<br/>EQUIPMENT</b>                                                                 |                       |             |             |             |           |            |           | Z         | ZS       |
| Uses located within the Monroe Corporate Center shall provide a forty (40) foot landscaped buffer abutting residentially zoned or used properties                                                                             |                       |             |             |             |           |            |           | Z         | ZS       |

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| <b>EDUCATIONAL,<br/>CULTURAL, RELIGIOUS,<br/>PHILANTHROPIC, SOCIAL,<br/>FRATERNAL USES</b>                                                                                                         |                       |             |             |             |           |            |           |           |          |
| Schools                                                                                                                                                                                            | Z                     | Z           | Z           | Z           | Z         |            | Z         |           | ZS       |
| Churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings) | Z                     | Z           |             |             | Z         |            | Z         |           | ZS       |
| Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities):                                                                  |                       |             |             |             | Z         | Z          | Z         |           | ZS       |
| Social, fraternal clubs and lodges, union halls, and similar uses                                                                                                                                  | S                     | S           |             |             | S         | S          | S         |           | ZS       |
|                                                                                                                                                                                                    |                       |             |             |             |           |            |           |           |          |
| <b>RECREATION,<br/>AMUSEMENT,<br/>ENTERTAINMENT,<br/>EXERCISE AND SPORTING<br/>USES</b>                                                                                                            |                       |             |             |             |           |            |           |           |          |
| Indoor Exercise Facility                                                                                                                                                                           |                       |             |             |             | S         | Z          | Z         |           |          |
| Indoor exercise facility with outside accessory use (swimming pool, tennis courts, etc.)                                                                                                           |                       |             |             |             |           |            |           |           | ZS       |
| Fortune telling                                                                                                                                                                                    |                       |             |             |             |           |            |           |           | ZS       |
| Yoga, Pilates, Dance, Martial Arts, and similar uses                                                                                                                                               |                       |             |             |             | Z         | Z          | Z         |           |          |
| Indoor Recreation                                                                                                                                                                                  |                       |             |             |             |           | Z          | Z         |           |          |
| Outdoor Recreation                                                                                                                                                                                 |                       |             |             |             |           |            |           |           | ZS       |
| Sporting Facility                                                                                                                                                                                  |                       |             |             |             |           |            |           |           | ZS       |

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| <b>RECREATION,<br/>AMUSEMENT,<br/>ENTERTAINMENT,<br/>EXERCISE AND SPORTING<br/>USES (Cont'd)</b>                                               |                       |             |             |             |           |            |           |           |          |
| Electronic Gaming Operations<br>(primary use)                                                                                                  |                       |             |             |             |           |            | Z         |           |          |
|                                                                                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>SERVICES AND<br/>ENTERPRISES RELATED TO<br/>RECYCLING</b>                                                                                   |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>INSTITUTIONAL<br/>RESIDENCE OR CARE OR<br/>CONFINEMENT FACILITIES</b>                                                                       |                       |             |             |             |           |            |           |           |          |
| Hospitals, clinics, other medical<br>(including mental health)                                                                                 |                       |             |             |             | Z         | Z          | Z         |           | ZS       |
|                                                                                                                                                |                       |             |             |             |           |            |           |           |          |
| Nursing care institutions,<br>intermediate care                                                                                                | S                     | S           | Z           |             | Z         |            | Z         |           | ZS       |
| Penal and correctional facilities                                                                                                              |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>RESTAURANTS</b>                                                                                                                             |                       |             |             |             |           |            |           |           |          |
| No substantial carry-out or<br>delivery service, no service or<br>consumption outside fully<br>enclosed structure allowed                      |                       |             |             |             |           | Z          | Z         |           | ZS       |
|                                                                                                                                                |                       |             |             |             |           |            |           |           |          |
| No substantial carry-out or<br>delivery service, no drive-in<br>service, service or consumption<br>outside fully enclosed structure<br>allowed |                       |             |             |             |           | Z          | Z         |           | ZS       |

| <i>DESCRIPTION</i>                                                                                                         | <i>R-40/<br/>R-20</i> | <i>R-10</i> | <i>R-MF</i> | <i>R-MH</i> | <i>OT</i> | <i>CBD</i> | <i>GB</i> | <i>GI</i> | <i>C</i> |
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| <b>RESTAURANTS (Cont'd)</b>                                                                                                |                       |             |             |             |           |            |           |           |          |
| Carry-out and delivery service,<br>consumption outside fully<br>enclosed structure allowed                                 |                       |             |             |             |           | Z          | Z         |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |
| Carry-out and delivery service,<br>drive-in service, service or<br>consumption outside fully<br>enclosed structure allowed |                       |             |             |             |           |            | Z         |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |
| <b>BARS, NIGHTCLUBS</b>                                                                                                    |                       |             |             |             |           | Z          | S         |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |
| <b>MOTOR VEHICLE-RELATED<br/>SALES AND SERVICE<br/>OPERATIONS</b>                                                          |                       |             |             |             |           |            |           |           |          |
| Motor vehicle sales or rental;<br>mobile home sales                                                                        |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |
| Sales with installation of motor<br>vehicle parts or accessories (e.g.,<br>tires, mufflers, etc.)                          |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |
| Motor vehicle repair and<br>maintenance, not including<br>substantial body work                                            |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |
| Motor vehicle painting and body<br>work                                                                                    |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |
| Gas sales                                                                                                                  |                       |             |             |             | S         |            | Z         |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |
| Car wash                                                                                                                   |                       |             |             |             | S         |            | Z         |           | ZS       |
|                                                                                                                            |                       |             |             |             |           |            |           |           |          |

| <i>DESCRIPTION</i>                                                                                                                                                                                                                                                  | <i>R-40/<br/>R-20</i> | <i>R-10</i> | <i>R-MF</i> | <i>R-MH</i> | <i>OT</i> | <i>CBD</i> | <i>GB</i> | <i>GI</i> | <i>C</i> |
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| <b>STORAGE AND PARKING</b>                                                                                                                                                                                                                                          |                       |             |             |             |           |            |           |           |          |
| Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related                                                                                                                             |                       |             |             |             | Z         | Z          | Z         | Z         | ZS       |
| Storage of goods not related to sale or use of those goods on the same lot where they are stored:                                                                                                                                                                   |                       |             |             |             |           |            |           |           |          |
| All storage within completely enclosed structures                                                                                                                                                                                                                   |                       |             |             |             |           |            | Z         |           | ZS       |
| Storage inside or outside completely enclosed structures                                                                                                                                                                                                            |                       |             |             |             |           |            | Z         |           | ZS       |
|                                                                                                                                                                                                                                                                     |                       |             |             |             |           |            |           |           |          |
| Parking of vehicles or storage of equipment outside enclosed structures where: (1) vehicles or equipment are owned and used by the person making use of lot; and (2) parking or storage is more than a minor and incidental part of the overall use made of the lot |                       |             |             |             |           |            | Z         | Z         | ZS       |
|                                                                                                                                                                                                                                                                     |                       |             |             |             |           |            |           |           |          |
| <b>SCRAP MATERIALS<br/>SALVAGE YARDS,<br/>JUNKYARDS, AUTOMOBILE<br/>GRAVEYARDS</b>                                                                                                                                                                                  |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                                                                                                                                                                     |                       |             |             |             |           |            |           |           |          |
| <b>SERVICES AND<br/>ENTERPRISES RELATED TO<br/>ANIMALS</b>                                                                                                                                                                                                          |                       |             |             |             |           |            |           |           |          |
| Veterinarian                                                                                                                                                                                                                                                        |                       |             |             |             |           |            | S         |           | ZS       |
|                                                                                                                                                                                                                                                                     |                       |             |             |             |           |            |           |           |          |
| Kennel                                                                                                                                                                                                                                                              |                       |             |             |             |           |            | S         |           | ZS       |

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| <b>EMERGENCY SERVICES</b>                                                |                       |             |             |             |           |            |           |           |          |
| Police Stations                                                          |                       |             | Z           |             | Z         | Z          | Z         | Z         | ZS       |
| Fire Stations                                                            |                       |             | Z           |             | Z         | Z          | Z         | Z         | ZS       |
| Rescue squad, ambulance service                                          |                       |             | Z           |             | Z         | Z          | Z         | Z         | ZS       |
| Civil defense operation                                                  |                       |             | Z           |             | Z         | Z          | Z         | Z         | ZS       |
|                                                                          |                       |             |             |             |           |            |           |           |          |
| <b>AGRICULTURAL,<br/>SILVICULTURAL, MINING,<br/>QUARRYING OPERATIONS</b> |                       |             |             |             |           |            |           |           |          |
| Fresh produce stands                                                     | Z                     |             |             |             |           |            | Z         |           | ZS       |
| Agricultural operations, farming:                                        |                       |             |             |             |           |            |           |           |          |
| Excluding livestock                                                      | Z                     |             |             |             |           |            |           |           | ZS       |
| Including livestock                                                      | Z                     |             |             |             |           |            |           |           | ZS       |
|                                                                          |                       |             |             |             |           |            |           |           |          |
| Silvicultural operations                                                 | Z                     |             |             |             |           |            |           |           | ZS       |
|                                                                          |                       |             |             |             |           |            |           |           |          |
| Mining or quarrying operations,<br>including on-site sales of products   |                       |             |             |             |           |            |           |           | ZS       |
|                                                                          |                       |             |             |             |           |            |           |           |          |
| <b>MISCELLANEOUS PUBLIC<br/>AND SEMI-PUBLIC<br/>FACILITIES</b>           |                       |             |             |             |           |            |           |           |          |
| Post Office                                                              |                       |             |             |             | S         | Z          | Z         |           | ZS       |
|                                                                          |                       |             |             |             |           |            |           |           |          |
| Airport                                                                  |                       |             |             |             |           |            |           |           | ZS       |
|                                                                          |                       |             |             |             |           |            |           |           |          |
| Sanitary landfill                                                        |                       |             |             |             |           |            |           |           | ZS       |
|                                                                          |                       |             |             |             |           |            |           |           |          |
| Military Reserve, National Guard<br>Centers                              |                       |             |             |             | S         | Z          | Z         |           | ZS       |

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| <b>DRY CLEANER,<br/>LAUNDROMAT</b>                                             |                       |             |             |             | Z         | Z          | Z         |           | ZS       |
|                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>UTILITY FACILITIES</b>                                                      |                       |             |             |             |           |            |           |           |          |
| Neighborhood                                                                   | Z                     | Z           | Z           | Z           | Z         | Z          | Z         | Z         | ZS       |
|                                                                                |                       |             |             |             |           |            |           |           |          |
| Community or Regional                                                          | S                     | S           | S           | S           | S         | S          | Z         | Z         | ZS       |
|                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>TOWERS AND RELATED<br/>STRUCTURES</b>                                       |                       |             |             |             |           |            |           |           |          |
| Towers and antennas                                                            | S                     | S           | S           | S           | S         | S          | S         | S         | ZS       |
|                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>OPEN AIR MARKETS AND<br/>HORTICULTURAL SALES</b>                            |                       |             |             |             |           |            |           |           |          |
| Produce stands                                                                 | Z                     |             |             |             |           | Z          |           |           | ZS       |
| Open air markets (farm and craft<br>markets, flea markets, produce<br>markets) |                       |             |             |             |           | S          |           |           | ZS       |
|                                                                                |                       |             |             |             |           |            |           |           |          |
| Horticulture sales and outdoor<br>display                                      |                       |             |             |             |           | Z          | Z         |           | ZS       |
|                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>FUNERAL HOME</b>                                                            |                       |             |             |             | Z         | Z          | Z         |           | ZS       |
|                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>CEMETERY AND<br/>CREMATORIUM</b>                                            |                       |             |             |             |           |            |           |           |          |
| Cemetery                                                                       | Z                     | Z           | Z           | Z           | Z         | Z          | Z         |           | ZS       |
| Crematorium                                                                    |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                |                       |             |             |             |           |            |           |           |          |
| <b>CHILD CARE CENTER</b>                                                       | S                     | S           | S           | S           | S         |            | Z         | S         | ZS       |

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| <b>TEMPORARY STRUCTURES<br/>USED IN CONNECTION<br/>WITH THE CONSTRUCTION<br/>OF A PERMANENT<br/>BUILDING OR FOR SOME<br/>NON-RECURRING PURPOSE</b> | Z                     | Z           | Z           | Z           | Z         | Z          | Z         | Z         | ZS       |
|                                                                                                                                                    |                       |             |             |             |           |            |           |           |          |
| <b>COMMERCIAL<br/>GREENHOUSE OPERATIONS</b>                                                                                                        |                       |             |             |             |           |            |           |           |          |
| No on-premises sales                                                                                                                               |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                                                    |                       |             |             |             |           |            |           |           |          |
| On-premises sales permitted                                                                                                                        |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                                                    |                       |             |             |             |           |            |           |           |          |
| <b>SUBDIVISIONS</b>                                                                                                                                |                       |             |             |             |           |            |           |           |          |
| Major Subdivision, Standard                                                                                                                        | Z                     | Z           | Z           | Z           | Z         | Z          | Z         | Z         |          |
| Major Subdivision, Conditional                                                                                                                     |                       |             |             |             |           |            |           |           | ZS       |
|                                                                                                                                                    |                       |             |             |             |           |            |           |           |          |
| Minor                                                                                                                                              | Z                     | Z           | Z           | Z           | Z         | Z          | Z         | Z         |          |
|                                                                                                                                                    |                       |             |             |             |           |            |           |           |          |
| <b>PLANNED DEVELOPMENTS</b>                                                                                                                        |                       |             |             |             |           |            |           |           | ZS       |

(Ord. O-2003-63, passed 12-16-03; Am. Ord. O-2004-18, passed 6-1-04; Am. Ord. O-2004-52, passed 12-7-04; Am. Ord. O-2005-17, passed 5-3-05; Am. Ord. O-2005-18, passed 5-3-05; Am. Ord. O-2005-29, passed 9-6-05; Am. Ord. O-2007-09, passed 2-6-07; Am. Ord. O-2008-15, passed 4-1-08; Am. Ord. O-2009-02, passed 2-3-09; Am. Ord. O-2009-28, passed 10-20-09; Am. Ord. O-2009-29, passed 10-20-09; Am. Ord. O-2010-10, passed 6-1-10; Am. Ord. O-2011-19, passed 10-4-11; Am. Ord. O-2012-11, passed 5-1-12; Am. Ord. O-2012-17, passed 6-19-12; Am. Ord. O-2013-24, passed 10-15-13; Am. Ord. O-2014-09, passed 5-20-14)

#### **§ 156.111 USE OF THE DESIGNATIONS IN TABLE OF PERMISSIBLE USES.**

(A) When used in conjunction with a particular use in the Table of Permissible Uses, the letter “Z” means that the use is permissible in the indicated zone with a zoning permit issued by the administrator. The

letter “S” means a special use permit must be obtained from the Board of Adjustment. The combination of letters “ZS” means that the district is conditional and uses may be permitted or special as adopted by the City Council within the Conditional Zoning District. (Ord. O-2003-63, passed 12-16-03)