

## Chapter 235. DEVELOPMENT CODE

### Appendix A Table of Use Regulations

Key to Table:

P	Permitted Use	TOD-N	TOD Neighborhood District (T4)
SE	Use subject to special exception from the Board of Appeals	TOD-C	TOD Corridor District (T5)
--	Not Permitted	TOD-D	TOD Downtown (T6)
2 <sup>nd</sup> floor	Permitted on the second floor and above	SD	Special Districts
T-5	Only permitted in TOD-C		
SFD	Single-family dwelling		
RO	Residential Overlay (RO) District		

ZONING DISTRICTS		T-4	T-5	T-6	
Use	TOD	TOD -N	TOD -C	TOD -D	SD
<b>Residential</b>					
Age-restricted housing	P	P	P	P	--
Apartment accessory to commercial use	P	P	P	P	--
Apartment accessory to primary residence	P	P	P	P	--
Assisted living facility	P	P	P	P	--
Continuing care facility	SE	SE	SE	SE	--
Daycare (family)	P	P	P	P	--
Dwelling, accessory apartment	P	P	P	P	--
Dwelling, conversion of SFD to 2-family	--	--	--	--	--
Dwelling, detached, single family	--	--	--	--	--
Dwelling, duplex	--	--	--	--	--
Dwelling, garden apartment	P	P	P	P	--
Dwelling, high-rise apartment	P	P	P	P	--
Dwelling, mid-rise apartment	P	P	P	P	--
Dwelling, modular	--	--	--	--	--

<b>ZONING DISTRICTS</b>		<b>T-4</b>	<b>T-5</b>	<b>T-6</b>	
<b>Use</b>	<b>TOD</b>	<b>TOD -N</b>	<b>TOD -C</b>	<b>TOD -D</b>	<b>S D</b>
<b>Residential</b>					
Dwelling, multifamily, conversion of SFD to multifamily	--	--	--	--	--
Dwelling, temporary emergency	--	--	--	--	--
Dwelling, townhouse	P	P	P	P	--
Dwelling, stacked townhouse	--	--	--	P	--
Halfway house	--	--	--	--	--
Live work unit	P	P	P	P	--
Mobile home park	--	--	--	--	--
Personal care home	--	--	--	--	--
Retirement community	--	--	--	--	--
<b>Commercial</b>					
Adult bookstore or adult entertainment center	--	--	--	--	--
Agriculture machinery, sales, and service	--	--	--	--	--
Athletic facilities or clubs (indoor)	P	P	P	P	--
Auction house	--	--	--	--	--
Automobile or boat sales/rental	P	P	P	P	--
Automobile carwash	--	--	--	--	--
Automobile repair shop	--	--	--	--	--
Banks with or without drive-through facilities	P	P	P	P	--
Banquet facility	P	P	P	P	--
Body-piercing facility	--	--	--	--	--
Brewery, microbrewery, distillery, and winery	P	P	P	P	--
Brewpubs	P	P	P	P	--
Business service	P	P	P	P	--

<b>ZONING DISTRICTS</b>		<b>T-4</b>	<b>T-5</b>	<b>T-6</b>	
<b>Use</b>	<b>TOD</b>	<b>TOD -N</b>	<b>TOD -C</b>	<b>TOD -D</b>	<b>SD</b>
<b>Commercial</b>					
Bus station, train station, taxi depot, and transit center	P	P	P	P	P
Catering services	P	P	P	P	--
Cemetery	--	--	--	--	--
Class A self-storage facility	--	--	--	--	--
Coliseums, stadiums, and accessory dormitory	--	--	--	--	--
Commercial amusement, entertainment, recreation facilities, and sports camps	P	P	P	P	--
Communication tower or monopole	SE	SE	SE	SE	--
Community counseling and treatment facility	--	--	--	--	--
Conference center	P	P	P	P	--
Construction services and supplies	--	--	--	--	--
Convenience retail establishment with accessory fuel pumps	--	--	--	--	--
Day care center (group)	P	P	P	P	--
Day spa	P	P	P	P	--
Dormitory	--	--	--	--	--
Food trucks (with peddler's and solicitor's license under § 417-6)	P	P	P	P	P
Fortune telling	--	--	--	--	--
Fuel storage facility	--	--	--	--	--
Funeral home	--	--	P	--	--

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<b>Use</b>	<b>TOD</b>	<b>TOD -N</b>	<b>TOD -C</b>	<b>TOD -D</b>	<b>SD</b>
<b>Commercial</b>					
Gourmet food establishment	P	P	P	P	--
Greenhouse/nursery	--	--	--	--	--
Heliport	--	--	--	--	--
Helistop	--	--	--	--	--
Hotel	P	P	P	P	--
Hotel, full service	P	P	P	P	--
Junkyard	--	--	--	--	--
Liquor store	P	P	P	P	--
Kennel	--	--	--	--	--
Massage services	--	--	--	--	--
Medical cannabis dispensary	--	--	--	--	--
Medical cannabis grower	--	--	--	--	--
Medical cannabis processor	--	--	--	--	--
Medical services – clinic	--	--	--	--	--
Medical services – doctor’s office	--	--	--	--	--
Medical services – hospital	--	--	--	--	--
Medical services – laboratory	--	--	--	--	--
Medical services – urgent care	--	--	--	--	--
Mini warehousing	--	--	--	--	--
Mobile home sales office	--	--	--	--	--
Motel	--	--	--	--	--
Motor vehicle painting and bodywork	--	--	--	--	--
Movie theater	P	P	P	P	--
Office building	P	P	P	P	--
Open-air market (farm and craft markets; produce market)	P	P	P	P	--
Personal services	P	P	P	P	--
Pet day care services	P	P	P	P	--
Pet store	P	P	P	P	--

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<b>Use</b>	<b>TOD</b>	<b>TOD -N</b>	<b>TOD -C</b>	<b>TOD -D</b>	<b>SD</b>
<b>Commercial</b>					
Pharmacy with or without drive-through	P	P	P	P	--
Professional services	P	P	P	P	--
Radio and television station	SE	SE	SE	SE	--
Restaurant	P	P	P	P	--
Restaurant with drive-through	--	--	--	--	--
Retail, commercial stores	P	P	P	P	--
Sand and gravel pits	--	--	--	--	--
Shopping center	P	P	P	P	--
Specialty store or shop	P	P	P	P	--
Supermarket	P	P	P	P	--
Tattoo parlor	--	--	--	--	--
Truck repair or truck service station	--	--	--	--	--
Truck terminal	--	--	--	--	--
Veterinary clinics	--	--	--	--	--
Warehouse establishments	--	--	--	--	--
Wholesale establishments	--	--	--	--	--
<b>Industrial</b>					
Apparel and other textile products manufacturing	--	--	--	--	--
Asphalt and concrete batching plant	--	--	--	--	--
Biological products manufacturing	--	--	--	--	--
Compost facility	--	--	--	--	--
Electrical and electronic equipment	--	--	--	--	--
Food products manufacturing	--	--	--	--	--
Furniture and fixtures manufacturing	--	--	--	--	--

<b>ZONING DISTRICTS</b>					
Use	TOD	T-4 TOD -N	T-5 TOD -C	T-6 TOD -D	SD
<b>Commercial</b>					
Pharmacy with or without drive-through	P	P	P	P	--
Professional services	P	P	P	P	--
Radio and television station	SE	SE	SE	SE	--
Restaurant	P	P	P	P	--
Restaurant with drive-through	--	--	--	--	--
Retail, commercial stores	P	P	P	P	--
Sand and gravel pits	--	--	--	--	--
Shopping center	P	P	P	P	--
Specialty store or shop	P	P	P	P	--
Supermarket	P	P	P	P	--
Tattoo parlor	--	--	--	--	--
Truck repair or truck service station	--	--	--	--	--
Truck terminal	--	--	--	--	--
Veterinary clinics	--	--	--	--	--
Warehouse establishments	--	--	--	--	--
Wholesale establishments	--	--	--	--	--
<b>Industrial</b>					
Apparel and other textile products manufacturing	--	--	--	--	--
Asphalt and concrete batching plant	--	--	--	--	--
Biological products manufacturing	--	--	--	--	--
Compost facility	--	--	--	--	--
Electrical and electronic equipment	--	--	--	--	--
Food products manufacturing	--	--	--	--	--
Furniture and fixtures manufacturing	--	--	--	--	--

<b>ZONING DISTRICTS</b>					
Use	TOD	T-4 TOD -N	T-5 TOD -C	T-6 TOD -D	SD
<b>Institutional</b>					
Generating or treatment plants, pumping or regulator stations, substations, and transmission lines utilizing multi-legged structures	--	--	--	--	--
Hospital	P	P	P	P	--
Library	P	P	P	P	P
Museum	P	P	P	P	--
Places of religious worship and affiliated schools	2 <sup>nd</sup> floor	2 <sup>nd</sup> floor	2 <sup>nd</sup> floor	2 <sup>nd</sup> floor	--
Public or governmental buildings	P	P	P	P	P
Public utilities	P	P	P	P	P
Schools	P	P	P	P	--
Social clubs	P	P	P	P	--
Trade and vocational schools	P	P	P	P	--
<b>Temporary Use</b>					
Animal show	P	P	P	P	--
Carnival	--	--	--	--	--
Circus	--	--	--	--	--
Craft show	P	P	P	P	--
Fair	P	P	P	P	--
Flea market	P	P	P	P	--