

## D District

*New Name: M1R-2*

### Allowed Uses

*Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.*

### Permitted Uses

Existing Ordinance	New Ordinance
One Family Dwelling Bed and Breakfast Boarding house and lodging house Multi dwellings Two Family Dwellings Triplexes and Fourplexes Community residential facilities serving eight (8) or fewer persons Day-care homes serving twelve (12) or fewer children Fire stations Fraternities and Sororities Jewelry stores Nursing and Convalescent homes Parks and playgrounds Personal Care Facilities Residential accessory buildings and uses Accountants Barber and beauty shops Churches and temples Community residential facilities (9 or more) Convents and monasteries Credit union offices / Banks Dental clinics Doctor/insurance/lawyer offices Libraries Nurseries (Day Care Centers) serving 13 or more Optician/optometrist office Public and private schools and colleges Public parking area Public utility Retail enterprises dispensing on-premises commodities or food, including a cabaret license, except garages for automobile repair, gasoline service stations, taverns or lounges with or without entertainment provided therein, undertaking establishments and secondhand stores Real estate office Cabaret license Cafes Coin Operated Laundry and dry cleaning Assembly halls max 150 people Business professional offices Hospital and clinic Pet grooming Retail 2,500 sf gross max Shoe shine or repair Telephone answering service Theaters max 150 people Bakeries and delis Clothing stores Drugstores	<b>Household Living</b> <b>Group Living</b> <b>College/University</b> <b>Day Care</b> <b>Hospital</b> <b>Library/Cultural Exhibit</b> <b>Park/Recreation</b> <b>Religious Assembly</b> <b>Safety Services</b> <b>School</b> <b>Utilities and Services</b> <ul style="list-style-type: none"> <li>•Minor</li> </ul> <b>Animal Services</b> <ul style="list-style-type: none"> <li>•Sales and Grooming</li> <li>•Veterinarian</li> </ul> <b>Artist work or sales space</b> <b>Building Maintenance Service</b> <b>Business Equipment sales and service</b> <b>Business Support Services</b> <b>Communication Services Establishments</b> <b>Day Labor Employment Agency</b> <b>Eating and Drinking Establishments</b> <ul style="list-style-type: none"> <li>•Restaurant</li> </ul> <b>Entertainment and Spectator Sports</b> <b>Financial Services (except as noted below)</b> <ul style="list-style-type: none"> <li>•Pawn Shop</li> </ul> <b>Food and beverage retail sales</b> <b>Funeral and Interment Services</b> <ul style="list-style-type: none"> <li>•Cremating</li> <li>•Undertaking</li> </ul> <b>Gasoline and fuel Sales (except as noted below)</b> <b>Lodging</b> <b>Office</b> <b>Parking, Non-Accessory</b> <b>Personal improvement service</b> <b>Repair or Laundry service, consumer</b> <b>Research Service</b> <b>Retail sales</b> <b>Sports Recreation, Participant (except as noted below)</b> <b>Vehicle Sales and Service</b> <ul style="list-style-type: none"> <li>•Light Equipment Sales/Rentals</li> <li>•Motor Vehicle Repair, limited</li> <li>•Motor Vehicle Repair, general</li> </ul> <b>Manufacturing, Production and Industry Services</b> <ul style="list-style-type: none"> <li>•Artisan</li> <li>•Limited</li> </ul> <b>Microbrewery</b> <b>Recycling Services</b> <ul style="list-style-type: none"> <li>•Limited</li> </ul>

Side by Side Comparison

Existing Industrial vs. City Council Public Review Draft Commercial Districts

<p>Dry cleaning establishments          Food stores          Private clubs and lodges          Shoe stores          Auditorium          Billiard and pool halls          Blue printing map making          Bowling alleys          Bus terminals          Catering establishments          Commercial schools          Confectionery          Dance halls          Dancing schools          Veterinary          Drive-in refreshment stands          Fishing and hunting equipment          Funeral homes          sanitariums          Ice vending machines          Ice plant or ice storage less than 5 tons          Interior decorating studios          Laundry restaurant supply agencies          Loan agencies          Motels and hotels          Music schools and instrument sales          Parking structures          photo studios          police          Radio and TV repair shops          Restaurants          Retail Trades          small appliance repair          tailor and valet shops          theaters          automobile repair          feed stores          Food products or preparations, except such uses as are involved in handling live animals or fowl to finished products          microbrewery          motorcycle repair and sales          wholesale business          winery          photo processing          auto body and paint shop          auto rental agencies          Auto Sales          ceramic manufacturing          Christmas tree sales          Newspaper publishing          Commercial printing          Electrical shops          Frozen food lockers          Pawnshops          Plumbing sales retail and wholesale          Plumbing and sheet metal shops          Radio and TV transmitting stations          Sign shops          Taxidermy shops          Trailer sales lots          Truck and trailer rental and leasing up to 1 ton</p>	<p><b>Residential Storage Warehouse</b>  <b>Warehousing, Wholesaling and Freight Movement</b>  <b>Winery</b>  <b>Agriculture, Crop</b>  <b>Community Garden</b>  <b>Wireless Communication Facility</b>          •Co-located antenna</p>
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Side by Side Comparison

Existing Industrial vs. City Council Public Review Draft Commercial Districts

<p>Upholstery shop  Wood craft of small items  Auditorium  Billiard and pool halls  Blue printing map making  Bowling alleys  Bus terminals  Catering establishments  Leaning, Dyeing and Laundry  Commercial schools  Confectionery  Dance halls  Dancing schools  Veterinary  Drive-in refreshment stands  Fishing and hunting equipment  Funeral homes  Hospitals and sanitariums  Ice vending machines  Interior decorating studios  Laundry restaurant supply agencies  Loan agencies  Motels and hotels  Music schools and instrument sales  Parking structures  photo studios  radio and TV repair shops  restaurants  Retail Stores  Shoe Repair  small appliance repair  tailor and valet shops  theaters  automobile repair  cabaret license  feed stores  Food products or preparations, except such uses as are involved in handling live animals or fowl to finished products  Microbrewery  motorcycle repair and sales  wholesale business  winery  radio broadcasting station  Auto body and paint shop  Auto rental agencies  Auto Sales  ceramic manufacturing  Christmas tree sales  Newspaper publishing  Commercial printing  Electrical shops  Frozen food lockers  Pawnshops  Plumbing sales retail and wholesale  Plumbing and sheet metal shops  Radio and TV transmitting stations  Sign shops  Taxidermy shops  Trailer sales lots  Truck and trailer rental and leasing up to 1 ton  Upholstery shop</p>	
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Side by Side Comparison

Existing Industrial vs. City Council Public Review Draft Commercial Districts

<p>Wood craft of small items          Assembly of machines, appliances or furniture          Auction rooms          Bottling and distribution plants          Building and storage yards          Building equipment storage lots          Building contractor establishments          Bulk oil storage warehouses          Bulk storage and distribution of gases          Car washing establishments          Coal sales and storage          Dairies and dairy products          Driving ranges          Drive-in theaters          Electronic equipment manufacture and assembly          Feed and fuel storage          Food products processing &amp; packing except meat slaughtering; preparation of fish for packing; and rendering or refining of fats or oils.          Freight and trucking terminals          Grain elevators          Ice and roller skating rinks          Ice plants and storage up to fifty (50) tons          Industrial equipment and machinery repair and servicing          Machine shops, including tool, die or pattern making          Medical and dental labs          Metal finishing          Metal works, ornamental          Motorcycle Sales and Repair          Office &amp; school equipment manufacture          Packing and crating establishments          Pharmaceutical products manufacture          Photo processing          Precision instruments manufacture          Railroads, including switching yards and engine and equipment repair          Railroad freight terminals          Retail lumber yards          Research laboratories, experimental and testing          Sanitary landfills          Semi-trailer sales and service          Sign fabrication, painting and maintenance          Small boat building          Telephone answering service          Textile products manufacture          Tire recap shops          Truck and heavy equipment sales, repair and service          Warehousing          Welding shops          Wholesale establishments and storage          Woodworking and cabinet shops</p>	
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**Conditional Uses**

<i>Existing Ordinance</i>	<i>New Ordinance</i>
Water testing laboratory, subject to conditions	<b>Fraternal Organization</b> <b>Utilities and services</b> •major <b>Animal Services</b> •Animal Shelter or Boarding Kennel <b>Construction Sales and Service</b> <b>Eating and Drinking Establishment</b> •Tavern or nightclub <b>Financial Services (except as noted below)</b> •Check cashing/loan service <b>Sports and Recreation, participant (except as noted below)</b> •Casino <b>Vehicle Sales and Services</b> •Car Wash/Cleaning Services •Heavy Equipment Sales/Rental •Vehicle Storage and Towing <b>Wireless Communication Facility</b> •Freestanding <b>Enterprise Commercial</b>

**Lot and Building Standards**

	D [Existing]	M1R-2 [New]
<b>CONVENTIONAL DEV'T</b>		
<b>Minimum Lot Size</b>		
•Minimum Lot Area, non-residential	6,000	5,000
•Minimum Lot Area, residential	minimum - 3,500	3,000
•Minimum Lot Area per unit, residential	No bedrooms – 1,000 1 bedroom – 1,500 2 bedrooms – 2,000 3 bedrooms – 2,500	1,500
<b>Minimum Setbacks (feet)</b>		
•Front, non-residential	20	Vary depending on adj district
•Front, residential	20	20
•Street Side (corner) non-residential	-	-
•Street Side (corner)residential	10	10
•Side (interior), non-residential	-	Vary depending on adj district
•Side (interior), residential	5	5
•Rear, non-residential	20	Vary depending on adj district. Max
•Rear, residential	20	20' 20

Side by Side Comparison

Existing Industrial vs. City Council Public Review Draft Commercial Districts

	<b>D [Existing]</b>	<b>M1R-2 [New]</b>
Max Building Height (feet), non-residential	50	50'. 35' at setback line when adj to residential district
Max Building Height (feet), residential	45	45'. 35' at setback line when adj to residential district

## I-I District

*New Name: M1-2*

### Allowed Uses

*Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.*

### Permitted Uses

Existing Ordinance	New Ordinance
Auditorium Billiard and pool halls Blue printing map making Bowling alleys Bus terminals Catering establishments Cleaning, Dyeing and Laundry Commercial schools Confectionery Dance halls Dancing schools Veterinary Drive-in refreshment stands Fishing and hunting equipment Funeral homes Hospitals and sanitariums Ice vending machines Interior decorating studios Laundry restaurant supply agencies Loan agencies Motels and hotels Music schools and instrument sales Parking structures photo studios radio and TV repair shops restaurants Retail Stores Shoe Repair small appliance repair tailor and valet shops theaters automobile repair cabaret license feed stores Food products or preparations, except such uses as are involved in handling live animals or fowl to finished products Microbrewery motorcycle repair and sales wholesale business winery radio broadcasting station Auto body and paint shop Auto rental agencies Auto Sales ceramic manufacturing Christmas tree sales Newspaper publishing Commercial printing Electrical shops Frozen food lockers Pawnshops	<b>Safety services</b> <b>Utilities Services</b> •Minor <b>Animal Services</b> •Sales and Grooming •Shelter or Boarding Kennel •Veterinary <b>Artisan work or sales space</b> <b>Building Maintenance Service</b> <b>Business equipment sales and service</b> <b>Business support service</b> <b>Communication service establishment</b> <b>Construction Sales and Service</b> <b>Day Labor Employment Agency</b> <b>Eating and Drinking Establishments</b> •Restaurant <b>Entertainment spectator sport</b> <b>Financial services (except at noted below)</b> •Pawn Shop <b>Food and beverage retail sales</b> <b>Funeral and Interment Services</b> •Cremating •Undertaking <b>Gasoline and Fuel Sales (except as noted below)</b> •Truck Stop/Travel Plaza <b>Lodging</b> <b>Office</b> <b>Parking, Non-Accessory</b> <b>Personal improvement service</b> <b>Repair or laundry service, consumer</b> <b>Research Service</b> <b>Retail Sales</b> <b>Sports and Recreation, Participant (except as noted below)</b> <b>Vehicle Sales and Service</b> •Car Wash/Cleaning Service •Heavy Equipment Sales/Rentals •Light Equipment Sales/Rentals •Motor Vehicle repair, Limited •Motor Vehicle repair, General •Vehicle Storage and Towing <b>Manufacturing, Production and industrial Service</b> •Artisan •Limited •General <b>Microbrewery</b> <b>Recycling service</b> •limited <b>Residential Storage Warehouse</b> <b>Warehousing, Wholesaling and Freight</b>

Side by Side Comparison

Existing Industrial vs. City Council Public Review Draft Commercial Districts

<p>Plumbing sales retail and wholesale                  Plumbing and sheet metal shops                  Radio and TV transmitting stations                  Sign shops                  Taxidermy shops                  Trailer sales lots                  Truck and trailer rental and leasing up to 1 ton                  Upholstery shop                  Wood craft of small items                  Ice Plant or Storage for less than 5 tons                  Retail Trades                  Public garages                  Assembly of machines, appliances or furniture                  Auction rooms                  Bottling and distribution plants                  Building and storage yards                  Building equipment storage lots                  Building contractor establishments                  Bulk oil storage warehouses                  Bulk storage and distribution of gases                  Car washing establishments                  Coal sales and storage                  Dairies and dairy products                  Driving ranges                  Drive-in theaters                  Electronic equipment manufacture and assembly                  Feed and fuel storage                  Food products processing &amp; packing except meat slaughtering;                  preparation of fish for packing; and rendering or refining of fats or                  oils.                  Freight and trucking terminals                  Grain elevators                  Ice and roller skating rinks                  Ice plants and storage up to fifty (50) tons                  Industrial equipment and machinery repair and servicing                  Machine shops, including tool, die or pattern making                  Medical and dental labs                  Metal finishing                  Metal works, ornamental                  Motorcycle Sales and Repair                  Office &amp; school equipment manufacture                  Packing and crating establishments                  Pharmaceutical products manufacture                  Photo processing                  Precision instruments manufacture                  Railroads, including switching yards and engine and equipment                  repair                  Railroad freight terminals                  Retail lumber yards                  Research laboratories, experimental and testing                  Sanitary landfills                  Semi-trailer sales and service                  Sign fabrication, painting and maintenance                  Small boat building                  Telephone answering service                  Textile products manufacture                  Tire recap shops                  Truck and heavy equipment sales, repair and service                  Warehousing                  Welding shops                  Wholesale establishments and storage                  Woodworking and cabinet shops</p>	<p><b>Movement</b>  <b>Waste-Related Use (except as noted below)</b>                  •Demolition Debris Landfill                  •Sanitary Landfill                  •Solid Waste Separation Facility                  •Transfer Station  <b>Winery</b>  <b>Agriculture, Crop</b>  <b>Community garden</b>  <b>Wireless Facilities</b>                  •Co-located</p>
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**Conditional Uses**

Existing Ordinance	New Ordinance
	<p><b>Detention and Correctional Facilities</b>  <b>Utilities and Services</b>                      •Major  <b>Eating and Drinking Establishments</b>                      •Tavern or Nightclub  <b>Financial services (except as noted below)</b>                      •Check Cashing/Loan Service  <b>Sports and Recreation, Participant (except as noted below)</b>                      •Casino  <b>Junk Salvage Yard</b>  <b>Auto Wrecking</b>  <b>Recycling service</b>                      •General  <b>Waste-related Use (except as noted below)</b>  <b>Wireless Communication Facility</b>                      •Freestanding  <b>Enterprise Commercial</b></p>

**Lot and Building Standards**

	I-I [Existing]	M1-2 [New]
<b>CONVENTIONAL DEV'T</b>		
<b>Minimum Lot Size</b>		
•Minimum Lot area	6,000	5,000
Minimum Setbacks (feet)		
•Front	20	Vary depending on adj district
•Street Side (corner)		Vary depending on adj district
•Side (interior)	-	Vary depending on adj district
•Rear	20	Vary depending on adj district. Max 20'
Max. Building Height (feet)	50	50'. 35' at setback line when adj to residential district

## I-II District

*New Name: M2-4*

### Allowed Uses

*Note: names of many uses have been changed in the new ordinance. Please refer to Chapter 20.105, Use Classifications, in the new ordinance.*

### Permitted Uses

Existing Ordinance	New Ordinance
Auditorium Billiard and pool halls Blue printing map making Bowling alleys Bus terminals Catering establishments Cleaning Dyeing and Laundry Commercial schools Confectionery Dance halls Dancing schools Veterinary Drive-in refreshment stands Fishing and hunting equipment Funeral homes Hospitals and sanitariums Ice vending machines Ice plant or ice storage for less than 5 tons Interior decorating studios Laundry restaurant supply agencies Loan agencies Motels and hotels Music schools and instrument sales Parking structures Photo studios Radio and TV repair shops Restaurants Retail Stores Shoe Repair Shops small appliance repair tailor and valet shops theaters automobile repair feed stores Food products or preparations, except such uses as are involved in handling live animals or fowl to finished products microbrewery motorcycle repair and sales wholesale business winery photo processing Retail Trades radio broadcasting station auto body and paint shop auto rental agencies Auto Sales ceramic manufacturing Christmas tree sales Newspaper publishing	<b>Safety services</b> <b>Utilities</b> •Minor •Major <b>Animal Services</b> •Sales and Grooming •Shelter or Boarding Kennel •Veterinary •Stable <b>Artisan work or sales space</b> <b>Building Maintenance Service</b> <b>Business equipment sales and service</b> <b>Business support service</b> <b>Communication service establishment</b> <b>Construction Sales and Service</b> <b>Day Labor Employment Agency</b> <b>Eating and Drinking Establishments</b> •Restaurant <b>Entertainment spectator sport</b> <b>Financial services (except at noted below)</b> •Pawn Shop <b>Food and beverage retail sales</b> <b>Funeral and Interment Services</b> •Cremating •Undertaking <b>Gasoline and Fuel Sales (except as noted below)</b> •Truck Stop/Travel Plaza <b>Lodging</b> <b>Office</b> <b>Parking, Non-Accessory</b> <b>Personal improvement service</b> <b>Repair or laundry service, consumer</b> <b>Research Service</b> <b>Retail Sales</b> <b>Sports and Recreation, Participant (except as noted below)</b> <b>Vehicle Sales and Service</b> •Car Wash/Cleaning Service •Heavy Equipment Sales/Rentals •Light Equipment Sales/Rentals •Motor Vehicle repair, Limited •Motor Vehicle repair, General •Vehicle Storage and Towing <b>Junk/Salvage yard</b> <b>Auto Wrecking</b> <b>Manufacturing, Production and industrial Service</b>

Side by Side Comparison

Existing Industrial vs. City Council Public Review Draft Commercial Districts

<p>Commercial printing          Electrical shops          Frozen food lockers          Pawnshops          Plumbing sales retail and wholesale          Plumbing and sheet metal shops          Sign shops          Taxidermy shops          Trailer sales lots          Truck and trailer rental and leasing up to 1 ton          Upholstery shop          Wood craft of small items          Assembly of machines, appliances or furniture          Auction rooms          Bottling and distribution plants          Building and storage yards          Building equipment storage lots          Building contractor establishments          Bulk oil storage warehouses          Bulk storage and distribution of gases          Cabaret license          Car washing establishments          Coal sales and storage          Dairies and dairy products          Driving ranges          Drive-in theaters          Electronic equipment manufacture and assembly          Feed and fuel storage          Food products processing &amp; packing except meat slaughtering; preparation of fish for packing; and rendering or refining of fats or oils.          Freight and trucking terminals          Grain elevators          Ice and roller skating rinks          Ice plants and storage up to fifty (50) tons          Industrial equipment and machinery repair and servicing          Machine shops, including tool, die or pattern making          Medical and dental labs          Metal finishing          Metal works, ornamental          Motorcycle Sales and Repair          Office &amp; school equipment manufacture          Packing and crating establishments          Pharmaceutical products manufacture          Precision instruments manufacture          Public garages          Railroads, including switching yards and engine and equipment repair          Railroad freight terminals          Retail lumber yards          Research laboratories, experimental and testing          Sanitary landfills          Semi-trailer sales and service          Sign fabrication, painting and maintenance          Small boat building          Telephone answering service          Textile products manufacture          Tire recap shops          Truck and heavy equipment sales, repair and service          Warehousing          Welding shops          Wholesale establishments and storage</p>	<ul style="list-style-type: none"> <li>•Artisan</li> <li>•Limited</li> <li>•General</li> <li>•intensive</li> <li><b>Microbrewery</b></li> <li><b>Mining/Quarrying</b></li> <li><b>Recycling service</b></li> <li>•Limited</li> <li>•General</li> <li><b>Residential Storage Warehouse</b></li> <li><b>Warehousing, Wholesaling and Freight Movement</b></li> <li><b>Waste-Related Use (except as noted below)</b></li> <li>•Demolition Debris landfill</li> <li>•Sanitary Landfill</li> <li>•Solid Waste Separation Facility</li> <li>•Transfer Station</li> <li><b>Winery</b></li> <li><b>Agriculture, Crop</b></li> <li><b>Community garden</b></li> <li><b>Wireless Facilities</b></li> <li>•Co-located</li> </ul>
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Side by Side Comparison

Existing Industrial vs. City Council Public Review Draft Commercial Districts

Woodworking and cabinet shops Acetylene gas manufacture Acid manufacture Boiler works Brick and tile manufacture Cement block manufacture Chlorine and ammonia manufacture Concrete or cement products Flour and feed mills Foundries, iron, steel, brass or copper Freight yards Large scale industries Livestock Auctions Plastic manufacture Rocks, sand and gravel distribution Smokehouses Spring and bearing manufacture Tanneries and hide and fur warehouses Tractor equipment sales and service	
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**Conditional Uses**

<i>Existing Ordinance</i>	<i>New Ordinance</i>
	<b>Eating and Drinking Establishments</b> •Tavern or Nightclub <b>Sports and Recreation, Participant (except as noted below)</b> •Casino <b>Wireless facilities</b> •Freestanding <b>Financial services (except at noted below)</b> •Check Cashing/Loan Service <b>Enterprise Commercial</b>

**Lot and Building Standards**

	I-II[Existing]	M2-4 [New]
<b>CONVENTIONAL DEV'T</b>		
<b>Minimum Lot Size</b>		
•Minimum lot area(sq. ft.)	10,000	5,000
Minimum Setbacks (feet)		
•Front	20	Vary depending on adj district
•Street Side (corner)	-	
•Side (interior)	-	Vary depending on adj district
•Rear	20	Vary depending on adj district. Max 20'
Max. Building Height (feet)	125	125'. 35' at setback line when adjacent to residential dist