

<b>SUMMARY OF PERMITTED USES</b>		<b>R-1 -- I DISTRICTS</b>										<i>See Chapter 114, Zoning, for complete provisions</i>					
<b>KEY:</b> X = Permitted without plan of development (POD) or conditional use permit																	
P = POD required (except for any use subject to location, character and extent approval by the City Planning Commission per City Charter requirements)																	
C = Conditional use permit required																	
<u>Permitted Use</u>	<u>District:</u>	<u>R-1 -- R-5</u>	<u>R-5A</u>	<u>R-6</u>	<u>R-7</u>	<u>R-8</u>	<u>R-43</u>	<u>R-48</u>	<u>R-53</u>	<u>R-63</u>	<u>R-73</u>	<u>R-MH</u>	<u>RO-1</u>	<u>RO-2</u>	<u>RO-3</u>	<u>HO</u>	<u>I</u>
Adult care residences											C			C	C		P
Adult day care facilities							X	X	X	X	X	X	P	X	X	X	P
Antennas & support structures for communication systems operated by or for the city		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Banks & savings & loan offices														X	X	X	
(Same) with drive-up facility, or ATM accessible from exterior of bldg.														P	P	P	
a. not on a transitional site																	
b. vehicular access on arterial or collector streets																	
c. max. 2500 sf floor area & max. 2 drive-up teller lanes																	
Churches & other places of worship		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
(including serving food as charitable or fellowship use)																	
Churches, chapels, convents, monasteries, adjunct residential & admin. facilities; other religious institution uses																	P
Communications centers & telephone repeater stations operated by public service corporations													X	P	P	P	
Day nurseries							X	X	X	X	X		P	X	X	X	P
a. min. outdoor play area 100 sf per child enrolled																	
b. min. 4' ht. enclosure of play area																	
c. no play equipment in front yard or required side yard																	
Dwellings, single-family detached		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwellings, single-family attached (with conditions)				X	X	X	X	X	X	X	X		X	X	X	X	
(Same) 3 or more newly constructed dwellings				P	P		P	P	P	P	P		P	P	P	P	
(Same) >8 newly constructed dwellings						P											
Dwellings, two-family detached			X	X	X	X	X	X	X	X	X		X	X	X	X	
(Same) more than one main building on a lot							P	P	P	P	P		P	P	P	P	

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Dwellings, two-family attached						X		X	X	X	X			X	X	X	
(Same) more than one main building on a lot								P	P	P	P			P	P	P	
(Same) lawfully existing prior to date of section				X	X												
Dwellings, multifamily							X	X	X	X	X		X	X	X	X	
(Same) more than 1 main building on a lot or > 10 units							P	P	P	P	P		P	P	P	P	
(Same) max. 4 units						C											
Dwelling units (max. 4) above ground floor of buildings devoted to specified nondwelling uses permitted by conditional use permit						C											
Dwelling units located in same building as permitted nondwelling uses on corner lots										X							
(Same) more than 1 main building on a lot or > 10 units										P							
Funeral homes													P	P			
a. vehicular access on arterial or collector streets																	
b. adequate space on premises for formation of funeral processions																	
(Same) without vehicular access requirement															P	P	
Group homes											C			C	C		P
Hospitals, but not psychiatric															P	P	
(Same) vehicular access on arterial or collector streets											P			P			
Hospitals, public health clinics, adult care residences, group homes, adult day care facilities & nursing homes																	P
Hotels & motels															P	P	
a. not on a transitional site																	
b. min. 25,000 sf lot; min. 100' street front																	
Libraries, museums, schools, parks & recreational facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
by governmental agency; other uses required for governmental function to serve residents of adjoining neighborhoods																	
Libraries, museums & similar uses operated by public or nonprofit agencies																	P
Live/work units (with specified conditions)						C				X							
Lodges & similar meeting places															X	X	
Lodginghouses											C			C	C		

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Manufactured home parks												P					
Manufactured home subdivisions												X					
Nondwelling uses occupying ground floor of existing buildings constructed for or converted to commercial use prior to 5-19-43 (specified uses & no drive-up or motor fuel dispensing facilities)						C											
Nondwelling uses on corner lots (with conditions) (specified uses & no drive-up or motor fuel dispensing facilities)										P							
(Same) with floor area >2500 sf (limited to 5000 sf)										C							
Nursing homes											P			P	P		P
Offices, incl. business, professional & admin.; medical & dental offices & clinics; studios for graphic arts											P		P	P	P	P	
Parking areas (see accessory uses) (Same) serving uses permitted in the district: stacking space required for access control device at entrance									X		X			X	X		X
Parking areas & parking lots stacking space required for access control device at entrance																X	
Parking decks serving uses permitted in the district a. 1 exit & 1 entrance lane per 300 spaces, & stacking space required for access control device at entrance b. screening min. 45% opacity											P			P	P	P	P
Philanthropic, charitable & eleemosynary institutions, incl. social service delivery uses operated by such																	P
Private elementary & secondary schools		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Private schools offering instruction in skills practiced in connection with uses permitted in the district													P	X	X	X	
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Private noncommercial parks, recreation facilities, country clubs, swimming pools, athletic fields, community centers: not for profit, limited to members & guests	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
a. vehicular access on arterial or collector streets																	
b. 6' min. screening of outdoor activities																	
c. no building within 50' of lot in R or RO																	
d. 4' min. swimming pool/deck enclosure																	
Propagation & cultivation of crops etc.; no sales on premises	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Public & private noncommercial forests, preserves & conservation areas	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Public & private nonprofit schools, educational institutions, incl. dormitory, fraternity & sorority houses, classroom, administrative, recreational & student service facilities (with conditions)																P	
Radio broadcasting studios & offices													X	X	X		
Ground-mounted accessory antennas												P	P	P			
Rights-of-way, easements & appurtenances for public utilities & transportation (with varying exclusions)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Tourist homes on federal highways								X	X	X			X	X	X		
Uses owned or operated by governmental agency, but not including incarceration, alternative sentencing, drug treatment, etc.																P	
Wireless communications & microwave relay facilities, including support structures, on property owned by the city, subject to location, character & extent approval	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>Accessory &amp; Incidental Uses</b>																	
Accessory uses & structures customarily incidental & clearly subordinate to permitted principal uses, including:	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Private garages, storage bldgs., boathouses, piers & docks																	
Home occupations																	
Day nurseries located in churches, community centers or school buildings (with outdoor play area & yard conditions)																	
Parking areas																	
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<i>(Accessory uses &amp; structures incidental &amp; subordinate... continued)</i>																
Accessory lodging units in single-family dwellings (max. 2 persons)																
Swimming pools, tennis courts & similar recreational facilities																
Temporary structures, trailers, storage, etc. incidental to construction																
Noncommercial raising/keeping of animals (with conditions)																
Temporary housing of homeless in churches (with conditions)																
Adult day care facilities located in churches or community centers																
Wireless communications & microwave relay facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
& radio broadcast antennas, on alternative support																
structures (subject to Sec. 114-692.1 -- 692.6)																
Additional accessory uses & structures listed specifically:																
ATM's accessible only from interior of bldgs. devoted to certain uses										X						X
Dwelling unit located in existing accessory bldg. of 2 or more stories		X	X	X	X											
located on same lot as single-family dwelling (with conditions)																
(Same) may be on lot with single-family, two-family or multifamily								X	X	X				X		
(Same) limited to lot with single-family detached dwelling, but										P						
not limited to existing accessory building																
Guest units in multifamily developments; max. 1 per 50 dwelling units							X	X	X	X	X		X	X	X	
Incidental commercial uses in multifamily, nursing homes & office											X				X	
buildings (limited to 5% of floor area & other conditions)																
Parking areas on lots occupied by permitted principal uses &										X						
serving dwelling uses located elsewhere in district																
Parking decks										P						
a. use & access limitations along street frontage																
b. screening min. 45% opacity																
c. min. 1 entrance & 1 exit lane; & stacking space required for																
access control device at entrance																
Restaurant facilities, ATM's, shops, etc. within hospital bldgs.											X			X	X	
Retail stores & shops, eating & drinking establishments,																X
personal services, etc. (limited to 10% of building)																
Uses & structures accessory to manufactured homes, parks, etc.												X				