

SUMMARY OF PERMITTED USES UB -- M-2 DISTRICTS

See Chapter 114, Zoning, for complete provisions

KEY: 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

(1) POD required for any new building or addition occupying >1000 sq. ft. lot coverage

(2) POD required for any new building >50,000 sq. ft. floor area, and any new building or addition > 1000 sq. ft. lot coverage and where vehicular circulation is provided on site

In the B-7 District, certain uses having frontage on designated streets require a conditional use permit

(3) POD required for any newly constructed building with >50,000 sq. ft. floor area

(4) POD required for any new building >50,000 sq. ft. floor area, and any new building or addition where vehicular circulation is provided on site

(5) POD required for new building or addition > 45' height

(6) No newly constructed building shall contain more than 10,000 sq. ft. floor area; not more than 2 delivery vehicles nor any vehicle >6500 lbs. empty weight

(7) See "use limitations" along a public mall or plaza in CM & DCC district regulations

(8) Table represents only those uses carried over from B-3 District. B-3 prohibition of outside uses not applicable. See M-1 & M-2 regulations for additional permitted uses

Permitted Use	District (see key)																
	UB (1)	UB-2 (1)	B-1 (6)	B-2 (3)	B-3 (3)	B-4 (4)	B-5 (3)	B-6 (2)	B-7 (2)	RF-1 (5)	RF-2 (5)	CM (7)	DCC (7)	OS	RP (1)	M-1 (8)	M-2 (8)
Adult care residences					C	C											
Adult day care facilities	(1)	(1)	X	(3)	(3)	(4)		(2)	(2)	X	X					X	X
Adult entertainment, adult book stores, adult theaters, & massage parlors (with spacing requirement)					(3)	(4)										X	X
Art galleries (see entertainment, cultural & recreational uses)	(1)	(1)	X	(3)	(3)	(4)	(3)	(2)	(2)							X	X
Auto rental establishments						(4)											
Auto service centers (not on a transitional site)				(3)	(3)				P/C							X	X
(Same) with facilities for dispensing motor fuels, incl. min. 10,000 sf lot/100' street frontage; 20' pump island setbacks				P	P				C							P	P
Auto, truck, motorcycle, boat, trailer, recreational vehicle, manufactured home and construction equipment sales, rental, service, storage, general repair, body repair, etc.					P											X	X
a. not on transitional site																	
b. repair, etc. in enclosed building																	
c. no dismantled or junked vehicles outside																	
d. landscape buffers required																	
Banks, savings & loan & similar financial services	(1)	(1)	X	(3)	(3)	(4)	(3)	(2)	(2)	X	X	X	X			X	X
(Same) with drive-up facility				P	P	P			C		P					P	P

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(Same) with ATM accessible from exterior of bldg.	P	P	P	P	P	P		P	P		P					X	X
Breweries & distilleries (with production limits)									(2)/C								
Building materials, contractors' sales & storage yards not on transitional site; 6' fence or wall enclosure					(3)						P/C					X	X
Business & professional schools											X						
Catering businesses incidental to restaurant			X				(3)					X	X				
Catering businesses (Same) max. 5 persons employed (Same) max. 20 persons employed		(1)			(3)	(4)		(2)	(2)							X	X
Churches & other places of worship (including serving food & temporary housing, with conditions)			X	(3)	(3)	(4)								X		X	X
Communications centers & repeater stations				(3)	(3)	(4)			(2)					X		X	X
Contractors' shops, offices & display rooms (Same) a. max. 2000 sf warehouse b. no outside storage c. 6500 lb. truck limit					(3)	(4)			(2)					X		X	X
Contractors' shops, service & supply, wholesale & distribution establishments	(1)																

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a. frontage devoted to office, showroom, display																	
b. max. 2000 sf warehouse																	
c. no outside storage																	
d. 6500 lb. truck limit																	
Custom printing and engraving no periodicals, books, catalogs; max. 5 persons employed				(3)													
Day nurseries licensed by the State	(1)	(1)	X	(3)	(3)	(4)		(2)	(2)	X	X				(1)	X	X
Drive-in theaters					P											X	X
a. not on a transitional site																	
b. access on arterial or collector streets																	
c. screen not face street or public area																	
Drive-up facilities in conjunction with permitted uses				P	P				C							P	P
Dry cleaning & laundering establishments																	
(Same) 50/125 lb. machine capacity	(1)																
(Same) 50/125 lb. capacity; not on transitional site			X														
(Same) 100/150 lb. machine capacity		(1)						(2)	(2)								
(Same) 100/150 lb. capacity; not on a transitional site				(3)	(3)	(4)	(3)										
(Same) max. 5 persons employed										X	X	X	X				

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Dwelling units within same bldg. as other permitted uses when located above ground floor or to rear																	
(Same) max. 3x ground floor area of other uses	(1)		X	(3)	(3)												
(Same) ground floor use limitation		(1)															
(Same) new building with > 10 units		P															
Dwelling units (street frontage/ground floor use limitation) new building with > 10 units						(4)	X	(2)	(2)	X	X						
Entertainment, cultural & recreational uses, incl. theaters, art galleries, museums, bowling alleys, amusement centers, other commercial recreation, indoor/outdoor										X	X		X				
(Same) located within completely enclosed buildings								(2)	(2)			X					
Funeral homes				(3)	(3)	(4)			(2)							X	X
Furniture repair & upholstery shops (Same) max. 2000 sf work rooms					(3)	(4)			(2)					X		X	X
Greenhouses & plant nurseries					(3)				(2)/ C							X	X
Grocery stores, convenience stores & specialty food & beverage stores, incl. retail bakeries	(1)	(1)	X	(3)	(3)	(4)	(3)	(2)	(2)							X	X
Group homes					C	C											

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Hospitals, but not psychiatric				P	P	P			P							X	X
Hotels (min. lot size & street level use limitations apply)									P								
(Same) not on a transitional site		P						P									
Hotels & motels										P	P	P	P				
(Same) not on a transitional site & min. lot size applies				P	P	P	P									P	P
Janitorial & custodial service & supply					(3)	(4)			(2)					X		X	X
(Same) max. 2000 sf; 6500 lb. truck limit				(3)													
Laboratories & research facilities					(3)	(4)			(2)/ C							X	X
Laundromats & laundry & dry cleaning pick up stations	(1)	(1)		(3)	(3)	(4)	(3)	(2)	(2)							X	X
(Same) not operate between 11 PM & 7 AM			X														
Libraries, museums, parks & noncommercial recreational facilities owned or operated by government agency or non-profit organization; other uses required for gov't function to serve residents of adjoining neighborhoods	(1)																
(Same) includes "schools"				(3)			(3)										
Libraries, museums, schools, parks & recreation facilities by government agency; other uses required for gov't function to serve residents of adjoining neighborhoods			X											X			

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Libraries, museums, schools, parks & noncommercial recreational facilities by nonprofit organization		(1)			(3)	(4)		(2)	(2)							X	X
Lodges & similar meeting places														X			
Lodginghouses					C	C											
Marinas (including facilities for dispensing motor fuels)					P	P			P/C	P	P					P	P
(Same) and boathouses, piers & docks					(3)	(4)			(2)	X	X					X	X
Motor fuels dispensing (with other permitted uses)				P	P				C							P	P
a. not on a transitional site																	
b. min. 10,000 sf lot area; min. 100' street frontage																	
c. 20' pump island setback, etc.																	
Nursing homes					P	P			P								
Office supply, business & office service, photocopy & custom printing		(1)			(3)	(4)	(3)	(2)	(2)							X	X
(Same) max. 5 persons printing establishment	(1)		X	(3)													
(Same) max. 10 persons printing establishment										X	X						
Offices, incl. business, professional & admin.; medical & dental offices & clinics; studios for graphic arts	(1)		X	(3)	(3)	(4)	(3)									X	X
(Same) except studios not limited to "graphic" arts		(1)						(2)	(2)	X	X	X	X	X			

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Offices, incl. business, professional & admin.; medical & dental offices & clinics (no studios)															(1)		
Parking areas (stacking space required for access control device at entrance)													X				
(Same) limited to serving uses permitted in the district			X											X			
Parking areas & parking lots (stacking space required for access control device at entrance)	X	X		X	X	X	X	X	X/C	X	X	X			X	X	X
(Same) parking area 5 or more spaces accessory to & on same lot as use requiring a POD	P	P							P	P/C					P		
Parking decks				P													
a. 1 exit & 1 entrance lane per 300 spaces, & stacking space required for access control device at entrance																	
b. screening min. 45% opacity																	
(Same) limited to serving uses permitted in the district														P			
Parking decks & parking garages					P	P	P					P	P		P	P	P
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(Same) with condition regarding uses along street	P	P						P	P	P	P						
Personal loan & financial services					(3)	(4)										X	X
Personal service businesses		(1)			(3)	(4)	(3)	(2)	(2)	X	X					X	X
(Same) max. 5 persons employed in repair/fabrication	(1)		X	(3)								X	X				
Pet shops, veterinary clinics & animal hospitals, incl. boarding kennels in conjunction with (all facilities in enclosed, air conditioned & soundproof building)	(1)	(1)		(3)	(3)	(4)		(2)	(2)							X	X
Postal & package mailing services (no distribution centers)	(1)	(1)		(3)		(4)	(3)	(2)	(2)								
Postal & package mailing services					(3)											X	X
Printing, publishing & engraving establishments					(3)				(2)							X	X
(Same) max. 20 persons employed						(4)	(3)							X			
Private elementary & secondary schools				(3)	(3)	(4)										X	X
Professional, business & vocational schools					(3)											X	X
(Same) above ground floor only & no heavy machinery, etc.	(1)			(3)				(2)									
(Same) no heavy machinery, welding or engines		(1)				(4)	(3)		(2)			X		X			
Public assembly bldgs., auditoriums, convention facilities, meeting rooms & exhibition spaces												X					
(Same) & including stadiums and arenas													X				

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Public schools (see libraries, etc... & uses by gov't agency)												X					
Public utilities installations, equipment bldgs., passenger terminals (with conditions)					(3)	(4)										X	X
Radio broadcasting studios & offices			X														
(Same) accessory ground-mounted antenna			P														
Radio & TV broadcasting studios & offices		(1)		(3)	(3)	(4)		(2)	(2)	X	X			X		X	X
(Same) accessory ground-mounted antenna		P		P	P	P		P	P	P	P			P		X	X
Recreation & entertainment, incl. theaters, museums in enclosed bldg. & not on a transitional site							(3)										
(Same) including amusement centers	(1)	(1)															
(Same) including amusement centers, lodges & clubs, meeting facilities, auditoriums, & assembly halls				(3)		(4)											
(Same) including all above plus bowling alleys					(3)											X	X
Recreation uses, outdoor					P											X	X
a. not on a transitional site																	
b. noise not audible from properties in R, RO Dist.																	
Repair businesses in completely enclosed buildings					(3)	(4)			(2)							X	X
Research, development & laboratory facilities															(1)		

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	UB (1)	UB-2 (1)	B-1 (6)	B-2 (3)	B-3 (3)	B-4 (4)	B-5 (3)	B-6 (2)	B-7 (2)	RF-1 (5)	RF-2 (5)	CM (7)	DCC (7)	OS	RP (1)	M-1 (8)	M-2 (8)
Restaurants & similar food/beverage establishments	(1)	(1)	X	(3)	(3)	(4)	(3)	(2)	(2)	X	X	X	X			X	X
(Same) with outside service area	X	X		X	X	X	X	X	X							X	X
a. no service area within 100' of R Dist.																	
b. covered trash containers, screening, etc.																	
c. no music etc. audible beyond property																	
(Same) with outside service; no conditions										X	X	X	X				
(Same) no live entertainment or outside service			X														
Retail sales & food or beverage sales in open area or structure by vendors from stalls, carts, spaces								X	X	X	X						
Retail stores & shops	(1)	(1)					(3)	(2)	(2)	X	X	X	X			X	X
(Same) no more than 30% floor area for storage			X														
(Same) no more than 50% floor area for storage				(3)													
(Same) no more than 70% floor area for storage					(3)	(4)											
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	X
Sales lots for Christmas trees, vegetable stands, other seasonal uses (not incl. flea markets & on a transitional site)	X	X		X	X	X			X							X	X
Self-service auto washing facilities: automatic, single				P													

SUMMARY OF PERMITTED USES UB -- M-2 DISTRICTS

See Chapter 114, Zoning, for complete provisions

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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

(1) POD required for any new building or addition occupying >1000 sq. ft. lot coverage

(2) POD required for any new building >50,000 sq. ft. floor area, and any new building or addition > 1000 sq. ft. lot coverage and where vehicular circulation is provided on site

In the B-7 District, certain uses having frontage on designated streets require a conditional use permit

(3) POD required for any newly constructed building with >50,000 sq. ft. floor area

(4) POD required for any new building >50,000 sq. ft. floor area, and any new building or addition where vehicular circulation is provided on site

(5) POD required for new building or addition > 45' height

(6) No newly constructed building shall contain more than 10,000 sq. ft. floor area; not more than 2 delivery vehicles nor any vehicle >6500 lbs. empty weight

(7) See "use limitations" along a public mall or plaza in CM & DCC district regulations

(8) Table represents only those uses carried over from B-3 District. B-3 prohibition of outside uses not applicable. See M-1 & M-2 regulations for additional permitted uses

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vehicle capacity or hand operated: 4 stalls max.																	
a. not on a transitional site																	
b. min. 10,000 sf lot area; min. 100' street frontage																	
c. prevent spray onto adjacent properties																	
d. not operate between 11 PM & 7 AM																	
Self-service & automatic auto washing facilities with attendants					P				C							X	X
a. not on a transitional site																	
b. min. 10,000 sf lot area; min. 100' street frontage																	
c. prevent spray onto adjacent properties																	
Service businesses (no outside storage, repair, etc.)					(3)	(4)	(3)		(2)							X	X
(Same) no internal combustion engine service		(1)						(2)									
(Same) no internal combustion engine service & max. 5 persons employed for service or repair	(1)		X														
(Same) internal combustion engine service indoors & max. 5 persons for service or repair				(3)													
Service stations				P	P											P	P
a. not on a transitional site																	
b. min. 10,000 sf lot area; min. 100' street frontage																	

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c. 20' pump island setback etc.																	
Shelters					C	C											
Shopping centers	(1)	(1)	P	P	P	P				P	P					P	P
Shops for repair household items, etc. (no gas engines & max. 5 persons employed)										X	X	X	X				
Showrooms for goods sold at wholesale & retail, incl. storage & distribution of goods in conjunction		(1)				(4)	(3)	(2)	(2)	X	X						
Social service delivery uses (with specified conditions)					C	P			C								
Specialty food & beverage stores: max. 5000 sf										X	X	X	X				
Tire recapping, vulcanizing (not on transitional site)					(3)											X	X
Tourist homes	(1)			(3)	(3)	(4)			(2)							X	X
Travel trailer parks, campgrounds (not on transitional site)					P											X	X
Truck & freight transfer terminal					P											X	X
a. not on a transitional site																	
b. arterial or collector street access																	
c. landscaped buffers along streets																	
Uses owned or operated by gov't agency, but not including incarceration, drug treatment, etc.		(1)			(3)	(4)		(2)	(2)	X	X		X			X	X

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(Same) public open spaces & uses by governmental agency															(1)		
Uses permitted in M-1 & M-2 Districts & not otherwise listed as permitted, when lawfully existing (with conditions)									(2)/ C								
Wholesale & distribution (5,000 sf max. storage & 6500 lb. truck limit)				(3)													
Wholesale, warehouse & distribution (Same) max. 20,000 sf storage					(3)											X	X
(Same) max. 30,000 sf storage									P/C								
(Same) max. 20,000 sf storage, & office, showroom, etc. required along street frontage														X			
Wireless communications & microwave relay facilities & radio broadcast antennas, on alternative support structures (subject to Sec. 114-692.1 -- 692.6)	P	P	P	P	P	P	P	P	P/C	P	P	P				P	P
Accessory & incidental uses																	
Accessory uses & structures, generally (see definitions)	(1)	(1)			(3)	(4)	(3)	(2)	(2)	X	X	X	X	X	(1)	X	X
(Same) with conditions regarding outdoor features			X	X													
Assembly, processing, prototype production & indoor storage of materials, as accessory uses															X		

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District (see key)

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	(1)	(1)	(6)	(3)	(3)	(4)	(3)	(2)	(2)	(5)	(5)	(7)	(7)		(1)	(8)	(8)
ATM's accessible only from interior of buildings devoted to permitted principal uses (other than dwelling/lodging units) <i>(see also " banks, savings & loan offices...")</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Incidental retail sales, repair, fabrication & processing activities in conjunction with permitted principle uses														X			
Retail stores & shops, personal service businesses, banks, restaurants, etc. (max. 20% of building & other conditions)															(1)		