



PLAN ZONING COMMISSION

Rezoning Open House

Thursday, January 16, 2020 at 5:00 PM

10 W. State Street - Council Chambers

1. Rezoning Open House Discussion Highway 14 Corridor

Brief presentation at 5:15 PM.

No action will be taken at this meeting.

Documents:

[OPEN HOUSE LETTER.PDF](#)

[HIGHWAY 14 ZONING CHANGES.PDF](#)

[MU MIXED USED DISTRICT_WORK COPY.PDF](#)

[TABLE-OF-PERMITTED-AND-SPECIAL-USES-FOR-COMMERCIAL-DISTRICTS_WORK COPY.PDF](#)

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant and growing community.

You are invited to attend an informational open house related to proposed zoning changes affecting properties along the Highway 14 Corridor. Your property has been included in the proposed changes. We would like to share information about the proposal with you and answer any concerns or questions you may have.

Open House Information

Date: Thursday, January 16, 2020

Time: 5:00 PM – 6:30 PM - Brief presentation at 5:15 PM

Location: 10 W. State Street - City Council Chambers (2nd Floor)

The City accepted the Highway 14 Corridor Study in June of 2018 and has been working on implementation of the plan. One of the objectives included evaluating the zoning within the corridor and proposed making changes to mixed-use development. A new district classification is being proposed as part of this process. The following outlines some frequently asked questions. For more information about the plan, visit the City Website: www.marshalltown-ia.gov/Hwy14

Residential Questions

Q: If the zoning designation changes, can I still sell my house?

A: Yes, properties can continue to be used in the same way and transfer ownership.

Q: If my house is considered legal non-conforming and is destroyed, can I rebuild?

A: Yes, current regulations allow you to rebuild as long as you secure a building permit within 6 months of the loss.

Q: Will I be forced to make changes to my home to meet the new zoning requirements?

A: No, existing structures can remain as is. If you plan to make updates such as an addition the new portions must meet the requirements.

Commercial Questions

Q: If the zoning designation changes, can I still continue operating?

A: Yes, properties can continue to be used in the same way and they can transfer ownership with the same continued use.

Q: If my building is destroyed, can I rebuild?

A: A new commercial structure can be rebuilt provided it complies with the new requirements.

Q: Will I be forced to make changes to my building to meet the new zoning requirements?

A: No, existing structures can remain as is. If you plan to make updates such as an addition the new portions must meet the requirements.

Usted está invitado a asistir a una jornada de puertas abiertas informativa relacionada con los cambios de zonificación propuestos que afectan las propiedades a lo largo del corredor de la autopista 14. Su propiedad ha sido incluida en los cambios propuestos. Nos gustaría compartir información sobre la propuesta con usted y responder cualquier inquietud o pregunta que pueda tener.

Información de puertas abiertas

Fecha: jueves 16 de enero de 2020

Hora: 5:00 PM - 6:30 PM - Breve presentación a las 5:15 PM

Ubicación: 10 W. State Street - Consejo Municipal (2do piso)

La ciudad aceptó el estudio del corredor de la autopista 14 en junio de 2018 y ha estado trabajando en la implementación del plan. Uno de los objetivos incluía evaluar la zonificación dentro del corredor y proponía hacer cambios a desarrollo de uso mixto (comercial y residencial). Se propone una nueva clasificación del distrito como parte de este proceso. A continuación se resumen algunas preguntas frecuentes. Para obtener más información sobre el plan, visite el sitio web de la ciudad:

www.marshalltown-ia.gov/Hwy14

Preguntas residenciales

P: Si la designación de zonificación cambia, ¿puedo vender mi casa?

R: Sí, las propiedades pueden seguir utilizándose de la misma manera y transferir la propiedad.

P: Si mi casa se considera no conforme legal y se destruye, ¿puedo reconstruirla?

R: Sí, las regulaciones actuales le permiten reconstruir siempre que obtenga un permiso de construcción dentro de los 6 meses posteriores a la pérdida.

P: ¿Me veré obligado a hacer cambios en mi hogar para cumplir con los nuevos requisitos de zonificación?

R: No, las estructuras existentes pueden permanecer como están. Si planea realizar actualizaciones como una adición, las nuevas porciones deben cumplir con los requisitos.

Preguntas comerciales

P: Si la designación de zonificación cambia, ¿puedo continuar operando?

R: Sí, las propiedades pueden continuar usándose de la misma manera y pueden transferir la propiedad con el mismo uso continuo.

P: Si mi edificio se destruye, ¿puedo reconstruirlo?

R: Se puede reconstruir una nueva estructura comercial siempre que cumpla con los nuevos requisitos.

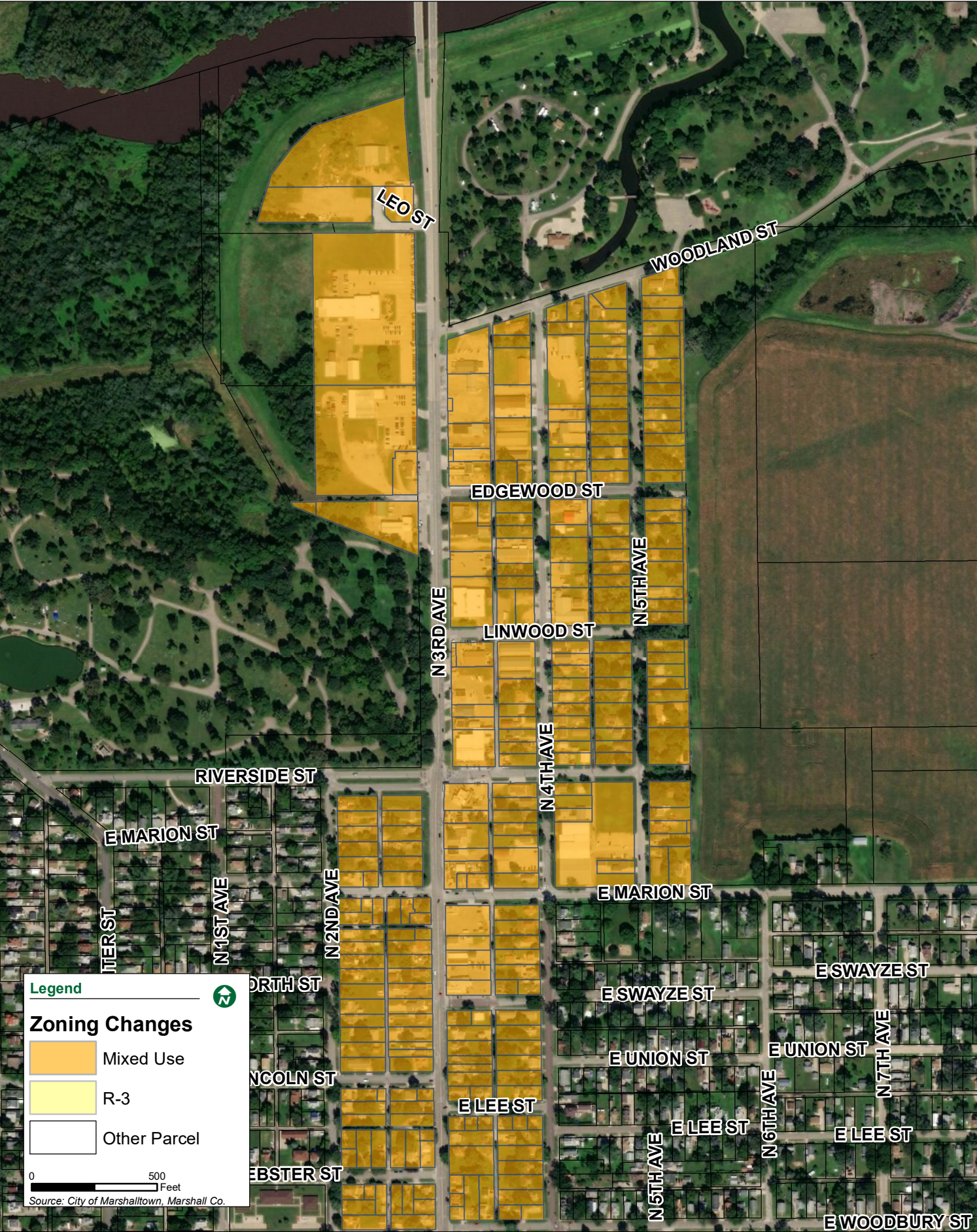
P: ¿Me veré obligado a hacer cambios en mi edificio para cumplir con los nuevos requisitos de zonificación?

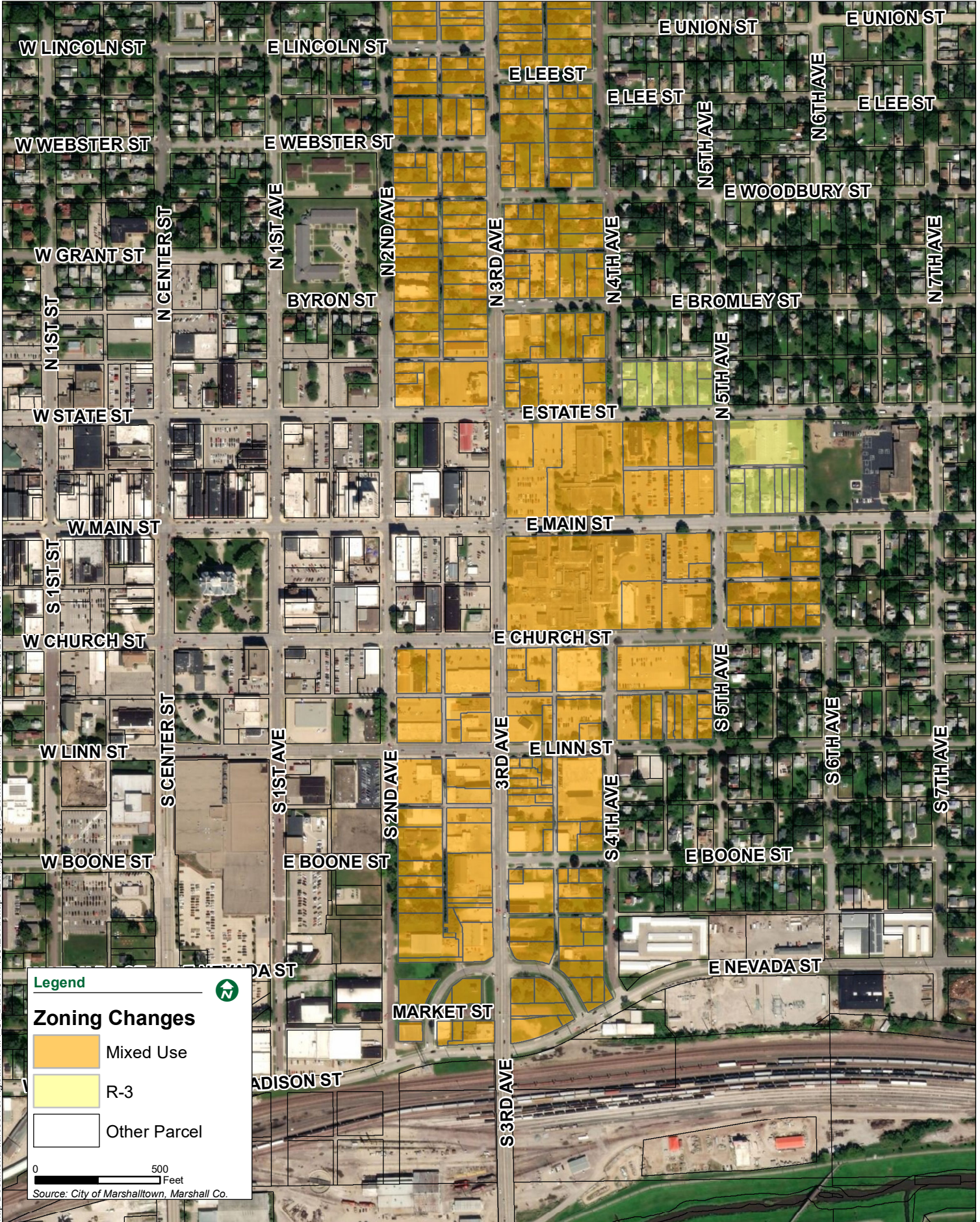
R: No, las estructuras existentes pueden permanecer como están. Si planea realizar actualizaciones como una adición, las nuevas porciones deben cumplir con los requisitos.

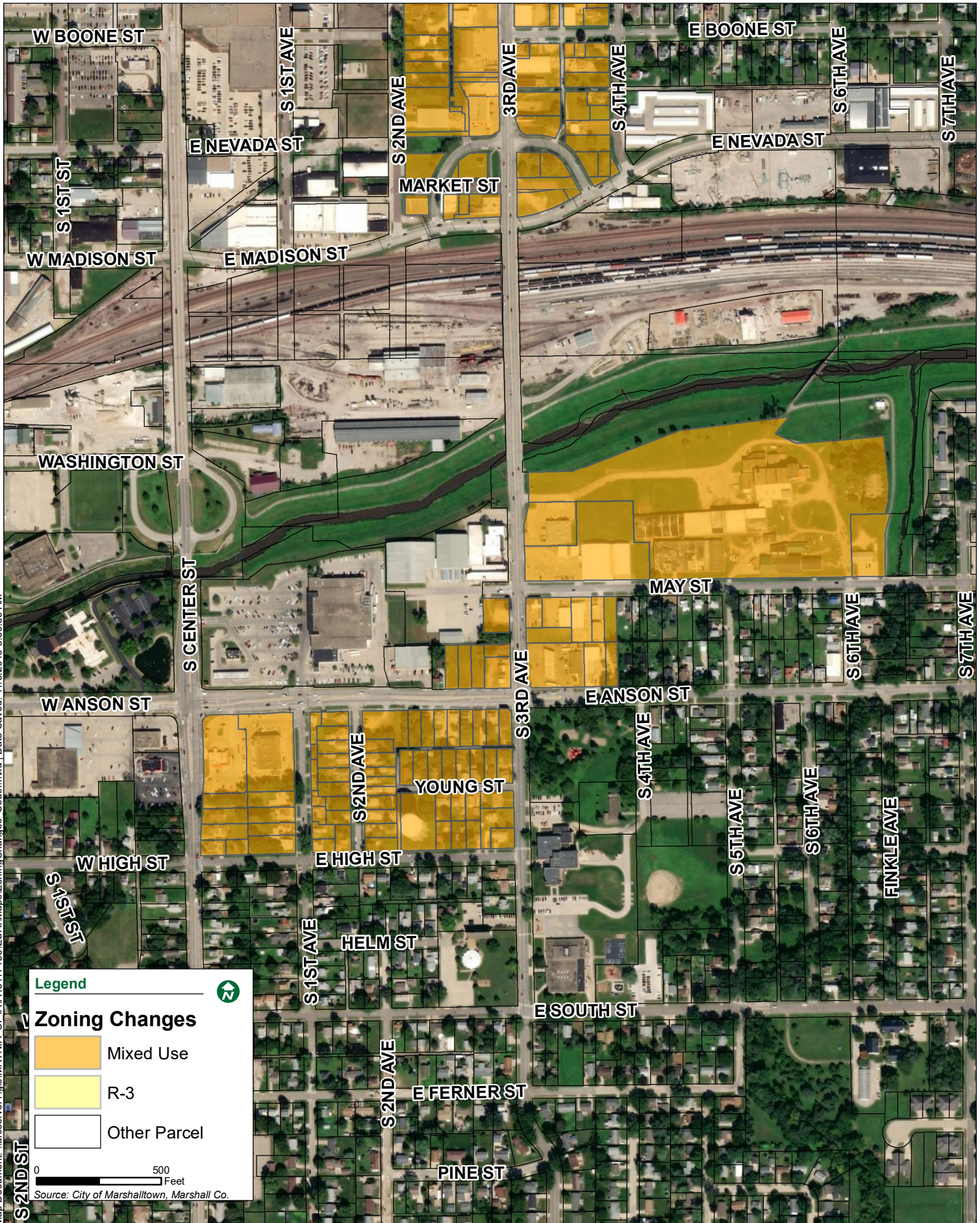
Nuestra misión:

La ciudad de Marshalltown colabora para proporcionar una comunidad acogedora, segura, vibrante y en crecimiento.









MU MIXED USE DISTRICT

156.201 Purpose.

The regulations set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the MU Mixed Use District.

The Mixed-Use District is intended to provide for compact, pedestrian-friendly mixed-use areas of limited size with a variety of residential, office and service uses that serve the adjacent neighborhood needs. It is intended to serve as a transitional use of land between commercial or industrial districts and residential districts.

156.202 Permitted Uses

1. Commercial uses contained in 156.430 of this Ordinance.
2. Dwelling, Single-Family Attached
3. Multi-family dwellings. These units shall not be on ground/first level of any building also containing a Commercial use listed in 156.430 of this Ordinance, except that a maximum of the 40% of the ground floor area may be residential provided it is not adjacent to a front or street side yard.
4. Churches
5. Parks, playgrounds, and civic buildings.
6. Accessory buildings and accessory uses customarily incident to any of the above uses. Provided they are subordinate in size area.

Any existing use, which is conforming as of **Date TBD**, shall be considered a conforming use for that zoning lot for the purposes of this Ordinance. The use can change to any other listed conforming use for the zoning lot, or to a special use. The zoning lot for the businesses after **Date TBD**, may expand provided that the new area is a listed conforming use for that zoning lot or to a listed special use by following the procedures in 156.565, Special Use Regulations.

156.203 Special Uses

1. Dwelling, single family
2. Dwelling, two-family

156.204 General Provisions.

1. Chain link fences shall not be allowed. Fences shall not exceed 4-feet in height when located in the front yard setback and may not exceed 6-feet in height when located in the side or rear side yard.
2. Paving shall not be allowed over or through the City-owned right-of-way in front of any Commercial use, except for driveways providing access to an approved parking lot.
3. Off-street parking requirements must be contained entirely outside of the public right-of way.
4. All regular business must take place inside a structure, except for authorized outdoor dining or an authorized special/seasonal event permit.
5. Multiple buildings are allowed on one zoning lot.
6. Exterior storage of goods and equipment is not permitted.
7. Only one driveway approach shall be permitted on each street frontage, of each premise. At locations where driveways are not shared with an adjoining property each driveway shall be placed in such a way as to not impede the visual clearance to access the public street.

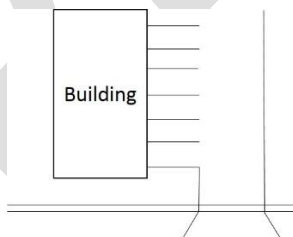
156.205 Bulk Requirements.

The following requirements shall be observed:

Maximum Front Yard Setback	10 feet
Side Yard Setback	5 Feet
Street Side Yard Setback* add definitions	10 Feet
Rear Yard Setback	None required, except adjacent to a residential district, where there shall be a 15-foot minimum setback.
Minimum Lot Area	10,000 sq. ft.
Lot Width	An average width of 100 feet minimum.
Minimum Height	20 feet, inclusive of design features

156.206 Parking Requirements.

1. Whenever structures are erected or structurally altered, parking spaces shall be provided on the same zoning lot as the building in accordance with 156.515-156.522 of this Ordinance. Uses which predominately occur during different times may share parking if it can be demonstrated that collectively the minimum number of parking spaces is provided at all time.
2. Parking lots shall be located in the rear of all commercial uses or on the side. Parking located on the side is allowable in accordance with the following:
 - The parking must not extend into the required front yard setback.
 - Landscaping shall be placed between the parking spaces and the front property line in accordance with 156.503(E)(1)
 - A single parking aisle with parking on one side, which is adjacent to the building, and meets the minimum dimension of the City's parking space requirements, is allowable. See sample below.



3. Parking areas shall be designed to minimize headlights shining into residential properties.
4. Parking areas shall be set back 5 feet from the property line and shall be landscaped with vegetation and or turf. This requirement can be waived where parking lots adjoin and have cross access agreements/easements.
5. The maximum amount of surface parking shall not exceed the specified minimum by more than then (10) percent or two spaces, whichever is greater. If additional parking is desired, it must be placed underground, within an enclosed building, or in a tuck-under garage. The exception is shared parking when a zoning lot is developed/redeveloped with shared uses in mind.

156.207 Design Guidelines.

1. All attached or detached garages shall be placed towards the rear of a building except on a corner,

where the side may also be allowed. These can be accessed via privately controlled lanes and alleyways.

2. One story commercial buildings shall be constructed to appear of greater height in relation to the street. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to separate the ground floor and the upper level.
3. Driveway locations shall be spaced such that they are at least 5 feet from any adjacent driveway.
4. Shared driveways are allowed.
5. Driveway location shall comply with the requirements of the vision clearance, as stated in 156.021.
6. Accessory structures shall not be placed in such a manner that they extend in front of the rear building line of the primary structure.

156.208 Architectural Standards

1. The front façade, or any façade that directly abuts a public right-of-way including a street side yard of any building shall be at least fifty (50) percent brick or masonry stone.
2. All sides of buildings visible from the public right-of-way shall be architecturally treated to produce an aesthetically pleasing facade that is compatible with surrounding buildings and cohesive as development block. Exterior materials of commercial quality shall include wood, masonite, aluminum, steel, decorative concrete block, stucco, brick or other similar materials with an effective life of 25 years or greater. Smooth-faced concrete block shall not be permitted.
3. All rooftop mechanicals must be placed or screened in such a way that they are not visible from any public street, alleyway or park.
4. The front façade and street side façade of any new non-residential building shall be comprised of at least fifty (50) percent windows and doors at the ground level.
5. Accessory structures shall be constructed of similar and/or complimentary materials as the primary structure and shall be required to be comprised of at least twenty-five (25) percent windows and doors at the ground level.
6. Accessory structures that are not open for business to the public are exempt from the window and door requirements of #5 above provided they are placed between the rear of the primary building and rear yard setback and are not visible from the public street. The structure is subject to compliance with #2 above.
7. All structures must be constructed on permanent foundations and may not be placed in a temporary manner.

156.209 Landscaping:

1. Parking lots shall require one tree for every 10 spaces, in addition to the tree required in the landscape setback areas.
2. Landscaping is required in the front yard setback and the street side yard setback and shall include one tree for every 40 lineal feet of frontage. 20 percent of the land area located within the front yard or street yard setback area must be landscaped with perennial plant material and appropriately mulched. The remainder of the area must be maintained with turf grasses or additional plant material, but may not be filled completely with mulch material.

156.210 Signs See Section 156.550-156.552 Signs for additional requirements

1. Freestanding signs shall be limited to monument signs only with a permitted size that shall be no more than 48 square feet in area and 10 feet in height.
2. Roof signs are not permitted.

3. Directional signs limited to two per premise shall be permitted and shall be limited to 6 square feet each with a maximum height of 4 feet.

Review

§ 156.430 TABLE

TABLE OF PERMITTED AND SPECIAL USES FOR COMMERCIAL & INDUSTRIAL DISTRICTS

Districts

TN Traditional Neighborhood
 CBD Central Business District
 MU Mixed Use District
 NC Neighborhood Commercial
 PC Planned Commercial
 CC Community Commercial

GC General Commercial
 OP Office Park
 RC Regional Commercial
 ED Education District
 M1 Light Industry
 M2 Heavy Industry

Other Codes

P Permitted Use
 S Special Use

SECTOR	USE	CODE	TN	MU	CBD	NC	CC	GC	OP	PC	RC	M1	M2
	Residential	See Specific Chapters for regulations	P	P	P	P							
22	Utilities	Utilities (I.e., electric power, natural gas, water, sewage)	221				S	S		S			P
22	Utilities	Acetylene gas manufacturing and storage	221210										P
22	Utilities	Ore reduction	221210										P
23	Construction	Building, Developing, and General Contracting (I.e., land subdivision and development, residential building construction, nonresidential building construction)	233					P				P	P
23	Construction	Plumbing, heating, and air-conditioning contractors	2351					P				P	P
23	Construction	Painting and Wall Covering Contractors	2352					P				P	P
23	Construction	Electrical Contractors	2353					P				P	P
23	Construction	Masonry, drywall, insulation, and tile Contractors	2354					P				P	P
23	Construction	Carpentry and floor contractors	2355					P				P	P
23	Construction	Roofing, siding, and sheet metal contractors	2356					P				P	P
23	Construction	Concrete contractors	2357					S				P	P
23	Construction	Glass & Glazing Contractors	23592					P				P	P
23	Construction	Building Equipment and Other Machinery Installation Contractors	23595					P				P	P
23	Construction	All Other Special Trade Contractors (I.e., house moving, swimming pool construction, sandblasting, awnings, countertops, signs, bathtub refinishing, mobile home setup, on-site welding)	23599					P				P	P

31-33	Manufacturing	Abattoir and slaughter houses or stockyards	311611											S
31-33	Manufacturing	Acid manufacturing	325132											S
31-33	Manufacturing	Ammonia, bleaching, or chlorine manufacturing	325311											P
31-33	Manufacturing	Asphalt manufacturing, refining, or preparation	324110											P
31-33	Manufacturing	Blast Furnaces	331111											P
31-33	Manufacturing	Boiler Works	332410											P
31-33	Manufacturing	Brick, tile, pottery, or terra cotta manufacturing (other than handicrafts)	327121											P
31-33	Manufacturing	Cement, lime, gypsum, or plaster of paris manufacturing	327310											S
31-33	Manufacturing	Coal tar manufacturing or distribution (except by-products of a public utility)	325192											P
31-33	Manufacturing	Creosote manufacture or treatment	325191											P
31-33	Manufacturing	Distillation of bones, coal, or wood	333994											S
31-33	Manufacturing	Explosives manufacturing or storage	325920											S
31-33	Manufacturing	Fat rendering	311613											S
31-33	Manufacturing	Fertilizer manufacturing	325311											S
31-33	Manufacturing	Glue manufacturing	325520											S
31-33	Manufacturing	Micro-Brewery			P	P		P	P		P	P	P	P
31-33	Manufacturing	Oilcloth or linoleum manufacturing	326192											P
31-33	Manufacturing	Paint, oil, turpentine, or varnish manufacturing	325510											P
31-33	Manufacturing	Petroleum or its products, or the refining of	324110											S
31-33	Manufacturing	Rolling mill	333516											P
31-33	Manufacturing	Smelting of tin or copper	331419											S
31-33	Manufacturing	Tanning, storage, or curling of rawhides or skins	316110											P
42	Wholesale Trade	Furniture and Home Furnishings Wholesalers	4212						P				P	P
42	Wholesale Trade	Professional and Commercial Equipment and Supplies Wholesalers (I.e., photographic, computer, scales, cooking supplies, store fixtures, medic)	4214						P				P	P
42	Wholesale Trade	Electrical Goods Wholesalers	4216						P				P	P
42	Wholesale Trade	Hardware, and Plumbing and Heating Equipment and Supplies Wholesalers	4217						P				P	P
42	Wholesale Trade	Machinery, Equipment, and Supplies Wholesalers (I.e., excavating equipment, harvesting equipment, lawnmowers, animal feeders, industrial supplies, service equipment and supplies, transportation equipment and supplies except motor vehicle)	4218						P				P	P
42	Wholesale Trade	Paper and Paper Product Wholesalers	4221						P				P	P
42	Wholesale Trade	Drugs and Druggists' Sundries Wholesalers	4222						P				P	P

42	Wholesale Trade	Apparel, Piece Goods, and Notions Wholesalers	4223						P				P	P
42	Wholesale Trade	Grocery and Related Product Wholesalers	4224						P				P	P
42	Wholesale Trade	Beer, Wine, and Distilled Alcoholic Beverage Wholesalers	4228						P				P	P
42	Wholesale Trade	Miscellaneous Nondurable Goods Wholesalers (I.e., farm supplies, book and periodicals, flower, florists, tobacco, paint, pet supplies, yarn)	4229						P				P	P
42	Wholesale Trade	Automobile and Other Motor Vehicle Wholesalers	42111						P				P	P
42	Wholesale Trade	Motor Vehicle Supplies and New Parts Wholesalers	42112						P				P	P
42	Wholesale Trade	Tire and Tube Wholesalers	42113						P				P	P
42	Wholesale Trade	Roofing, Siding, and Insulation Material Wholesalers	42133						P				P	P
42	Wholesale Trade	Other Construction Material Wholesalers (I.e., flat glass, ornamental ironwork, prefabricated buildings, wire fencing)	42139						P				P	P
42	Wholesale Trade	Sporting and Recreational Goods and Supplies Wholesalers	42191						P				P	P
42	Wholesale Trade	Toy and Hobby Goods and Supplies Wholesalers	42192						P				P	P
42	Wholesale Trade	Jewelry, Watch, Precious Stone, and Precious Metal Wholesalers	42194						P				P	P
42	Wholesale Trade	Other Miscellaneous Durable Goods Wholesalers (I.e., musical instruments, audio and video, timber and timber products - except lumber)	42199						P				P	P
42	Wholesale Trade	Building material storage yards	423390											P
49	Warehousing	Fuel storage yards	493190											P
51	Information	Broadcasting and Telecommunications	513			P		P	P				P	P
51	Information	Information Services and Data Processing Services	514	P	P	P	P	P		P	S		P	P
51	Information	Software Publishers	5112	P	P	P	P	P	P				P	P
51	Information	Sound Recording Industries	5122	P	P	P	P	P	P				P	P
51	Information	Newspaper Publishers	51111		P	P			P	S			P	P
51	Information	Periodical Publishers	51112		P	P			P	S			P	P
51	Information	Book Publishers	51113		P	P			P				P	P
51	Information	Other Publishers	51119						P				P	P
51	Information	Motion Picture and Video Production	51211						P			P	P	P
51	Information	Motion Picture and Video Distribution (I.e., distribute to theaters, tv networks, exhibitors)	51212						P				P	P
51	Information	Motion Picture and Video Exhibition (I.e., theaters)	51213	S				P	P		P		P	P
51	Information	Postproduction Services and Other Motion Picture and Video Industries	51219						P				P	P
52	Finance/Insurance	Monetary Authorities - Central Bank	521			P		P		P	S		P	P

52	Finance/Insurance	Credit Intermediation and Related Activities (Commercial Banking, Credit Unions)	522	P	P	P	P	P		P	S	P	P	P
52	Finance/Insurance	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523	P	P	P	P	P		P	S	P	P	P
52	Finance/Insurance	Insurance Carriers and Related Activities	524	P	P	P	P	P		P	S	P	P	P
52	Finance/Insurance	Funds, Trusts, and Other Financial Vehicles	525	P	P	P	P	P		P	S		P	P
53	Real Estate	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works) (I.e., trademarks, patents)	533	P	P	P	P	P		P	S		P	P
53	Real Estate	Offices of Real Estate Agents and Brokers	5312	P	P	P	P	P		P	S		P	P
53	Real Estate	Activities Related to Real Estate (I.e., managing, appraising)	5313	P	P	P	P	P		P	S		P	P
53	Real Estate	General Rental Centers (commercial retail equipment rental)	5323						P				P	P
53	Real Estate	Commercial and Industrial Machinery and Equipment Rental and Leasing (business rental)	5324						P			P	P	P
53	Real Estate	Lessors of Residential Buildings and Dwellings	53111	P	P	P	P	P		P	S		P	P
53	Real Estate	Lessors of Nonresidential Buildings (except Miniwarehouses)	53112	P	P	P	P	P		P	P		P	P
53	Real Estate	Lessors of Miniwarehouses and Self-Storage Units	53113	P	P		P	P	P				P	P
53	Real Estate	Passenger Car Rental and Leasing	53211					P	P		S	P	P	P
53	Real Estate	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	53212					P	P		S	P	P	P
53	Real Estate	Consumer Electronics and Appliances Rental	53221	P	P	P	P	P	P		P	P	P	P
53	Real Estate	Formal Wear and Costume Rental	53222	P	P	P	P	P	P		P	P	P	P
53	Real Estate	Video Tape and Disc Rental (I.e., video stores)	53223	P	P	P	P	P	P		P	P	P	P
53	Real Estate	Office Machinery and Equipment Rental and Leasing	53242	P	P	P	P	P	P		S	P	P	P
53	Real Estate	Home Health Equipment Rental (I.e., wheelchairs, oxygen)	532291	P	P	P	P	P	P	P	S	P	P	P
53	Real Estate	Recreational Goods Rental (I.e., bicycles, strollers, canoes)	532292		P	P		P	P		P	P	P	P
53	Real Estate	All Other Consumer Goods Rental (I.e., furniture, party supplies)	532299			P		P	P		P	P	P	P
54	Professional Svcs	Legal Services	5411	P	P	P	P	P		P	S	P	P	P
54	Professional Svcs	Accounting, Tax Preparation, Bookkeeping and Payroll Services	5412	P	P	P	P	P		P	S	P	P	P
54	Professional Svcs	Architectural, Engineering, and Related Services	5413	P	P	P	P	P		P	S		P	P
54	Professional Svcs	Specialized Design Services	5414	P	P	P	P	P		P	S		P	P
54	Professional Svcs	Computer Systems Design and Related Services	5415	P	P	P	P	P		P	S		P	P
54	Professional Svcs	Management, Scientific, and Technical Consulting Services	5416	P	P	P	P	P		P	S		P	P
54	Professional Svcs	Scientific Research and Development Services	5417	P	P	P	P	P		P	S		P	P
54	Professional Svcs	Advertising and Related Services	54181	P	P	P	P	P		P	S		P	P

54	Professional Svcs	Public Relations Agencies	54182	P	P	P	P	P		P	S		P	P
54	Professional Svcs	Media Buying Agencies	54183	P	P	P	P			P	S		P	P
54	Professional Svcs	Media Representatives (I.e., newspaper, tv, radio sales agents)	54184			P			P	P	S		P	P
54	Professional Svcs	Display Advertising (I.e., signs)	54185			P			P				P	P
54	Professional Svcs	Direct Mail Advertising (I.e., handbills, coupons)	54186			P			P			P	P	P
54	Professional Svcs	Advertising Material Distribution Services	54187			S			P				P	P
54	Professional Svcs	Other Services Related to Advertising (I.e., advertising specialties, display lettering)	54189			P			P				P	P
54	Professional Svcs	Marketing Research and Public Opinion Polling	54191	P	P	P	P			P	S	P	P	P
54	Professional Svcs	Photographic Services (I.e., still, video, or digital photography)	54192	P	P	P	P	P	P		P		P	P
54	Professional Svcs	Translation and Interpretation Services	54193	P		P	P			P	S		P	P
54	Professional Svcs	Veterinary Services	54194	S		S	S	P	P				P	P
54	Professional Svcs	All Other Professional, Scientific, and Technical Services (I.e., appraisal, consumer counseling, arbitration)	54199	P	P	P	P	P	P	P	S		P	P
56	Admin & Other	Junk yards	562212											S
56	Admin & Other	Office Administrative Services	5611	P	P	P	P	P		P	S		P	P
56	Admin & Other	Facilities Support Services (janitorial, security, maintenance)	5612	P	P	P	P	P		P	S		P	P
56	Admin & Other	Employment Services (placement agencies, temp services)	5613	P	P	P	P	P		P	S		P	P
56	Admin & Other	Travel Arrangement and Reservation Services	5615	P	P	P	P	P		P	P	P	P	P
56	Admin & Other	Investigation and Security Services	5616	P	P	P	P	P		P	S		P	P
56	Admin & Other	Services to Buildings and Dwellings (I.e., pest control, janitorial, landscaping, carpet & upholstery cleaning)	5617			P		P	P	P	S		P	P
56	Admin & Other	Other Support Services (I.e., day to day business support)	5619	P	P	P	P	P		P	S		P	P
56	Admin & Other	Document Preparation Services	56141	P	P	P	P	P		P	S		P	P
56	Admin & Other	Telephone Call Centers	56142			P		P		P	S	P	P	P
56	Admin & Other	Collection Agencies	56144			P	P	P		P	S		P	P
56	Admin & Other	Credit Bureaus	56145	P	P	P	P	P		P	S		P	P
56	Admin & Other	Other Business Support Services (I.e., court reporting, repossession services)	56149	P	P	P	P	P		P	S		P	P
56	Admin & Other	Private Mail Centers (mailbox rental & other mailing/office services)	561431			P	P	P	P	P	P	P	P	P
56	Admin & Other	Other Business Service Centers (including Copy Shops)	561439	P	P	P	P	P		P	S		P	P
61	Education Svcs	Junior Colleges	6112		P	P		P		P	S		P	P
61	Education Svcs	Colleges, Universities, and Professional Schools	6113		P	P		P		P	S		P	P
61	Education Svcs	Business Schools and Computer and Management Training	6114		P	P		P		P	S		P	P

61	Education Svcs	Technical and Trade Schools (I.e., cosmetology, real estate, truck driving, electronic)	6115		P	S		P		P	S		P	P
61	Education Svcs	Other Schools and Instruction (I.e., dance, music, photography, sports, language, exam preparation, automobile driving)	6116	P	P	P	P	P		P	S		P	P
61	Education Svcs	Educational Support Services (consultants, testing, guidance)	6117	P	P	P	P	P		P	S		P	P
62	Health & Social	Ambulatory Health Care Services (various health practitioners)	621	P	P	P	P	P		P	S	P	P	P
62	Health & Social	Hospitals	622			S		S		P	S		P	P
62	Health & Social	Nursing and Residential Care Facilities	623	S	S	S	S	S		S			P	P
62	Health & Social	Halfway Houses for ex-offenders	6239										S	S
62	Health & Social	Individual and Family Services	6241	P	P	P	P	P		P	S		P	P
62	Health & Social	Community Food and Housing, and Emergency and Other Relief	6242			P	P	P		S			P	P
62	Health & Social	Vocational Rehabilitation Services	6243	P	P	P	P	P		P	S		P	P
62	Health & Social	Child Day Care Services	6244	P	P	P	P	P		P	S		P	P
71	Entertain/Rec	Museums, Historical Sites, and Similar Institutions	712	P	P	P	P	P	P				P	P
71	Entertain/Rec	Performing Arts Companies	7111	P	P	P	P	P					P	P
71	Entertain/Rec	Promoters of Performing Arts, Sports, and Similar Events	7113	P	P	P	P	P		P	S		P	P
71	Entertain/Rec	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	7114	P	P	P	P	P		P	S		P	P
71	Entertain/Rec	Independent Artists, Writers, and Performers	7115	P	P	P	P	P			S		P	P
71	Entertain/Rec	Amusement Arcades	71312	P	P	P	P	P			P	P	P	P
71	Entertain/Rec	Fitness and Recreational Sports Centers	71394	S	P	P	S	P	P			P	P	P
71	Entertain/Rec	Bowling Centers	71395	S	P	P	S	P	P		P	P	P	P
71	Entertain/Rec	All Other Amusement and Recreation Industries (I.e., archery, billiard, boat clubs, dance halls, miniature golf, amusement ride)	71399	S	P	S	S	P	P			P	P	P
72	Accommodation	Traveler Accommodation	7211	S	P	P	S	P	P	S	P	P	P	P
72	Accommodation	Full-Service Restaurants	7221	P	P	P	P	P	P	S	P	P	P	P
72	Accommodation	Limited-Service Eating Places	7222	S	P	P	P	P	P	S	P	P	P	P
72	Accommodation	Drinking Places (Alcoholic Beverages)	7224	S	P	P	S	P	P		P	S	P	P
72	Accommodation	Food Service Contractors (I.e., cafeteria contractors at hospitals, offices)	72231			S			P				P	P
72	Accommodation	Caterers	72232	S	S		P	P	P		P		P	P
72	Accommodation	Mobile Food Services	72233	S			S		P				P	P
81	Other Services	Electronic and Precision Equipment Repair and Maintenance (I.e., computers)	8112	P	P	P	P	P	P		P	S	P	P

81	Other Services	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	8113						P				P	P
81	Other Services	Personal Care Services (I.e., beauty & barber shops)	8121	P	P	P	P	P			P	P	P	P
81	Other Services	Death Care Services	8122	P	P	P	P	P	P				P	P
81	Other Services	Drycleaning and Laundry Services	8123	P	P	P	P	P	P		S	P	P	P
81	Other Services	Religious Organizations (Churches, etc.)	8131	P	P	P	P	P	P	P	S		P	P
81	Other Services	Grantmaking and Giving Services	8132	P	P	P	P	P		P	S		P	P
81	Other Services	Social Advocacy Organizations	8133	P	P	P	P	P		P	S		P	P
81	Other Services	Civic and Social Organizations	8134	P	P	P	P	P		P	S		P	P
81	Other Services	Business, Professional, Labor, Political, and Similar Organizations	8139	P	P	P	P	P	S	S	S		P	P
81	Other Services	Home and Garden Equipment and Appliance Repair and Maintenance	81141					S	P				P	P
81	Other Services	Reupholstery and Furniture Repair	81142	P	P	P	P	P	P				P	P
81	Other Services	Footwear and Leather Goods Repair	81143	P	P	P	P	P	P		P	P	P	P
81	Other Services	Other Personal and Household Goods Repair and Maintenance (I.e., garments, watches, jewelry, bicycles, recreational boats)	81149	P	P	P	P	P	P		P	P	P	P
81	Other Services	Pet Care (except Veterinary) Services (boarding, grooming, training)	81291	P	S	S	P	P	P			P	P	P
81	Other Services	Photofinishing	81292	P	P	P	P	P	P		P		P	P
81	Other Services	Parking Lots and Garages	81293	S	S	P	P	P	P	P	P	P	P	P
81	Other Services	All Other Personal Services (I.e., bail bonds, shoeshine, wedding planning, dating services)	81299	P	P	P	P	P		P	S	P	P	P
81	Other Services	Automotive Mechanical and Electrical Repair and Maintenance	811111			S		P	P		S		P	P
81	Other Services	Automotive Exhaust System Repair	811112			S		P	P		S		P	P
81	Other Services	Automotive Transmission Repair	811113			S		P	P				P	P
81	Other Services	Other Automotive Mechanical and Electrical Repair and Maintenance	811118			S		P	P		S		P	P
81	Other Services	Automotive Body, Paint, and Interior Repair and Maintenance	811121			S		P	P				P	P
81	Other Services	Automotive Glass Replacement Shops	811122			S		P	P				P	P
81	Other Services	Automotive Oil Change and Lubrication Shops	811191			S		P	P		S		P	P
81	Other Services	Car Washes	811192			S		P	P		S	S	P	P
81	Other Services	All Other Automotive Repair and Maintenance (I.e., tires, air conditioning, rust proofing)	811198			S		P	P		S		P	P
92	Public Admin	Executive, Legislative, and Other General Government Support	921			P				P	S		P	P
92	Public Admin	Administration of Human Resource Programs	923	P	P	P	P	P		P	S		P	P
92	Public Admin	Administration of Environmental Quality Programs	924	P	P	P	P	P		P	S		P	P

92	Public Admin	Administration of Housing Programs, Urban Planning, and Community Development	925	P	P	P	P	P		P	S		P	P
92	Public Admin	Administration of Economic Programs	926	P	P	P	P	P		P	S		P	P
92	Public Admin	Space Research and Technology	927			P		P		P	S		P	P
92	Public Admin	National Security and International Affairs	928			P		P		P	S		P	P
92	Public Admin	Courts	92211			P				P			P	P
92	Public Admin	Police Protection	92212	P	P	P	P	P	P		S		P	P
92	Public Admin	Legal Counsel and Prosecution	92213	P	P	P	P	P	P	P	S		P	P
92	Public Admin	Parole Offices and Probation Offices	92215	P	P	P	P	P		P	S	P	P	P
92	Public Admin	Fire Protection	92216	P	P	P	P	P	P	P	P		P	P
92	Public Admin	Other Justice, Public Order, and Safety Activities (I.e., emergency planning)	92219	P	P	P	P	P		P	S	P	P	P
44-45	Retail Trade	Furniture and Home Furnishings Stores	442	P	P	P		P	P		P	P	P	P
44-45	Retail Trade	Clothing and Clothing Accessories Stores	448	P	P	P	P	P			P	P	P	P
44-45	Retail Trade	Sporting Goods, Hobby, Book, and Music Stores	451	P	P	P	S	P	P		P	P	P	P
44-45	Retail Trade	Other Motor Vehicle Dealers (RV's, motorcycles, boats, recreational vehicles, etc.)	4412			P		P	P		S	P	P	P
44-45	Retail Trade	Beer, Wine, and Liquor Stores	4453		P	P		P	P	S	P	P	P	P
44-45	Retail Trade	Department Stores	4521		P	P		P	P		P	P	P	P
44-45	Retail Trade	Florists	4531	P	P	P	P	P	P		P	P	P	P
44-45	Retail Trade	Used Merchandise Stores	4533	P	P	P	P	P	P				P	P
44-45	Retail Trade	Electronic Shopping and Mail-Order Houses	4541			P		P	P				P	P
44-45	Retail Trade	Vending Machine Operators	4542						P				P	P
44-45	Retail Trade	New Car Dealers - Used car sales allowed on same zoning lot	44111					P	P		P	P	P	P
44-45	Retail Trade	Used Car Dealers	44112					P	P				P	P
44-45	Retail Trade	Automotive Parts and Accessories Stores	44131			P		P	P		P	P	P	P
44-45	Retail Trade	Tire Dealers	44132			S		P	P		S	P	P	P
44-45	Retail Trade	Appliance, Television, and Other Electronics Stores	44311	P	P	P		P	P		P	P	P	P
44-45	Retail Trade	Computer and Software Stores	44312	P	P	P	P	P			P	P	P	P
44-45	Retail Trade	Camera and Photographic Supplies Stores	44313	P	P	P	P	P	P		P	P	P	P
44-45	Retail Trade	Home Centers (home improvement centers)	44411			P		P	P		P	P	P	P
44-45	Retail Trade	Paint and Wallpaper Stores	44412		P	P	P	P	P		P	P	P	P
44-45	Retail Trade	Hardware Stores	44413	P	P	P	P	P	P		P	P	P	P

44-45	Retail Trade	Other Building Material Dealers (i.e., cabinet stores, floor coverings, lumber-retail, pre-fabricated buildings, glass)	44419			P		P	P		P	P	P	P
44-45	Retail Trade	Outdoor Power Equipment Stores	44421			P		P	P			P	P	P
44-45	Retail Trade	Nursery and Garden Centers	44422	S	S	S	P	P	P		P	P	P	P
44-45	Retail Trade	Supermarkets and Other Grocery (except Convenience) Stores	44511	P	P	P		P			P	P	P	P
44-45	Retail Trade	Convenience Stores	44512	P	P	P	P	P	P		P	P	P	P
44-45	Retail Trade	Meat Markets	44521	P	P	P	P	P	P				P	P
44-45	Retail Trade	Fish and Seafood Markets	44522	P	P	P	P	P	P				P	P
44-45	Retail Trade	Fruit and Vegetable Markets	44523	P	P	P	P	P	P				P	P
44-45	Retail Trade	Other Specialty Food Stores	44529	S	S	P	S	P	P				P	P
44-45	Retail Trade	Pharmacies and Drug Stores	44611	P	P	P	P	P		S	P	P	P	P
44-45	Retail Trade	Cosmetics, Beauty Supplies, and Perfume Stores	44612	P	P	P	P	P			P	P	P	P
44-45	Retail Trade	Optical Goods Stores	44613	P	P	P	P	P		S	P	P	P	P
44-45	Retail Trade	Other Health and Personal Care Stores (i.e., hearing aid, food supplements, convalescent supplies)	44619	P	P	P	P	P		S	P	P	P	P
44-45	Retail Trade	Gasoline Stations with Convenience Stores	44711	P	P	P	P	P	P	S	P	P	P	P
44-45	Retail Trade	Other Gasoline Stores	44719	P	P	P	P	P	P		P	P	P	P
44-45	Retail Trade	Warehouse Clubs and Superstores	45291					P	P		P	P	P	P
44-45	Retail Trade	All Other General Merchandise Stores (i.e., dollar stores, variety stores, home & auto supply stores)	45299	P	P	P	P	P	P		P	P	P	P
44-45	Retail Trade	Office Supplies, Stationery, and Gift Stores	45321	P	P	P	P	P		S	P	P	P	P
44-45	Retail Trade	Gift, Novelty, and Souvenir Stores	45322	P	P	P	P	P			P	P	P	P
44-45	Retail Trade	Pet and Pet Supplies Stores	45391	P	P	P	S	P	P		P	P	P	P
44-45	Retail Trade	Art Dealers	45392	P	P	P	P	P	P		P	P	P	P
44-45	Retail Trade	Manufactured (Mobile) Home Dealers	45393					S	P			P	P	P
44-45	Retail Trade	Fuel Dealers (i.e., thermogas)	45431						P				P	P
44-45	Retail Trade	Other Direct Selling Establishments (i.e., bottled water, frozen food, locker meat, party plan, coffee break supplies)	45439			S	S	P	P		S		P	P
44-45	Retail Trade	Tobacco Stores	453991	P	P	P	P	P	P		P	P	P	P
44-45	Retail Trade	All Other Miscellaneous Store Retailers (except Tobacco Stores) (i.e., art supply, cemetery, flower shops, auction houses, hot tub/swimming pools, trophy shops)	453998	P	P	P	P	P	P		P	P	P	P
48-49	Trans/Warehouse	Truck Transportation	484						P				P	P

48-49	Trans/Warehouse	Transit and Ground Transportation Passenger Transportation (including Vanpools)	485						P				P	P
48-49	Trans/Warehouse	Scenic and Sightseeing Transportation	487						P				P	P
48-49	Trans/Warehouse	Postal Service	491	S	S	S	S	P	P		P	P	P	P
48-49	Trans/Warehouse	Couriers and Messengers	492	P	P	P	P	P	P				P	P
48-49	Trans/Warehouse	Support Activities for Road Transportation (I.e., towing)	4884						P				P	P
48-49	Trans/Warehouse	General Warehousing and Storage	49311						P				P	P

*All uses not listed are permitted in the M1 and M2 Districts with a Special Use Permit.