

CHAPTER 6  
DISTRICT USES

## SECTION:

10-6-1: Permitted Uses  
10-6-2: Conditional Uses  
10-6-3: Roomers As Accessory Use

## 10-6-1: PERMITTED USES:

The permitted uses for each zoning district are listed below:

## A. R-1, Suburban Residential:

1. Public parks and playgrounds;
2. Public schools;
3. Single family dwellings; and
4. Amateur radio antennas.

## B. R-2, Urban Residential:

1. Public parks and playgrounds;
2. Public schools;
3. Single family dwellings; and
4. Two family dwellings.

## C. R-3, Multiple Residential:

1. Churches;
2. Multiple family dwellings;
3. Public and parochial schools;
4. Public parks and playgrounds; and
5. Townhouses.

## D. B-1, Community Business:

1. Commercial schools;
2. Eating and drinking places;
3. Motor fuel stations;
4. Offices and banks;
5. Parking lots;
6. Personal and professional services;
7. Public buildings; and
8. Retail business.

## E. I-1, Industrial:

1. Light manufacturing;
2. Motor fuel stations;
3. Offices;
4. Public buildings;
5. Research laboratories;
6. Testing laboratories; and
7. Warehousing.

## F. C-1, Conservation:

1. Open space recreational uses; and
2. Public parks and playgrounds. (Zoning Ord. as amd.)

## 10-6-2: CONDITIONAL USES:

The conditional uses listed below and others similar in nature, not detrimental to the integrity of the district, may be authorized by the Council in accordance with Chapter 12 of this Title.

## A. R-1, Suburban Residential:

1. Antennas;
2. Charitable institutions;
3. Churches;
4. Day care-nursery schools;
5. Hospitals and clinics;
6. Nurseries and greenhouses;
7. Parochial schools;
8. Planned unit developments;
9. Private clubs and schools;
10. Public buildings;
11. Public utility buildings;
12. Two family dwellings; and
13. Telecommunications towers.

## B. R-2, Urban Residential:

1. Antennas;
2. Charitable institutions;
3. Churches;
4. Day care-nursery schools;
5. Hospitals and clinics;
6. Multiple family dwellings;
7. Parochial schools;
8. Planned unit development;
9. Private clubs and schools;
10. Public buildings;

11. Public utility buildings;
12. Townhouses; and
13. Telecommunications towers.

C. R-3, Multiple Residential:

1. Antennas;
2. Charitable institutions;
3. Hospitals and clinics;
4. Nursing homes;
5. Planned unit development;
6. Private clubs and schools;
7. Public buildings;
8. Public utility buildings;
9. Single family dwellings;
10. Two family dwellings; and
11. Telecommunications towers.

D. B-1, Community Business:

1. Adult uses;
2. Animal clinics;
3. Antennas;
4. Auto sales, service and repair;
5. Commercial recreation;
- 5a. Day care centers (adopted 1987);
6. Funeral homes;
7. Hospitals and clinics;
8. Hotels and motels;
9. Multiple family dwellings;
10. Public utility buildings;
11. Research laboratories;

- 12. Wholesale business; and
- 13. Telecommunications towers.

E. I-1, Industrial:

- 1. Antennas;
- 2. Auto reductions and junk yards;
- 3. Auto sales, service, and repair;
- 4. Commercial recreation;
- 5. Manufacturing;
- 6. Public utility buildings;
- 7. Supply yards;
- 8. Truck terminals;
- 9. Wholesale business; and
- 10. Telecommunications towers.

F. C-1, Conservation:

- 1. Commercial recreation;
- 2. Nurseries and greenhouses;
- 3. Public and parochial schools;
- 4. Public buildings; and
- 5. Public utility buildings. (Zoning Ord. as amd.)
- 6. Antennas; and
- 7. Telecommunications towers

10-6-3: ROOMERS AS ACCESSORY USE:

The Board of Adjustments and Appeals may permit the accommodation of not more than two (2) nontransient roomers as an accessory use to a single family house provided that no sign is displayed. (Zoning Ord. as amd.)