

Use Comparison Table

0 is equal to Not Permitted

1 is equal to permitted as accessory

2 is equal to permitted as SUP

3 is Permitted

Use Group		Residential	IL	IG	CS
House Hold Living	1	Accessory Dwelling	0	0	0
	2	attached Dwelling	0	0	0
	3	cluster Dwelling	0	0	0
	4	Detached Dwelling	0	0	0
	5	Duplex	0	0	0
	6	Manufactured Housing	0	0	0
	7	Mobile Home	3	3	0
	8	Mobile Home Park	0	0	0
	9	Multi-Dwelling	0	0	3
	10	Non-Ground Floor Dwelling	0	0	3
	11	Work/Live Unit	3	0	3
	12	Zero Lot Line Dwelling	0	0	0
	13	Home Occupation	0	0	0
Group Living	14	Assisted Living	0	0	0
	15	Congregate Living	0	0	0
	16	Dormitory	0	0	0
	17	Fraternity or Sorority house	0	0	0
	18	Group Home, General	0	0	3
	19	Group Home, Limited	0	0	0

Residential uses are generally prohibited in industrial zoning districts. A key difference between the Industrial Zoning Districts and the CS district is the ability for multi-dwelling residential development to occur. The IG and IL industrial districts allow *Mobile Homes* though none of the three district listed above permit a Mobile Home park. Mobile Homes in the IL or IG district would mostly likely be used for on-site residence/security or related to another primary use. Only the IL district permits a work/Live unit in any of the Industrial zoning Districts (IL, IM, or IG). The work/Live unit use is also permitted in the CS district.

Use Comparison Table

Use Group		Public and Civic	IL	IG	CS
	1	college/University	3	3	3
	2	<i>Cultural Center/Library (OS or GPI only)</i>	0	0	0
	3	Day Care Center	3	3	3
	4	<i>Day Care Home (Residential Zone Use)</i>	0	0	3
	5	Detention Facilities	3	3	0
	6	Event Center, Small	3	0	3
	7	Event Center, Large	3	0	3
	8	Lodge, Fraternal/Civic Assembly	3	1	3
	9	Postal & Parcel Services	3	3	3
	10	public Safety	3	3	3
	11	School	0	0	3
	12	Active Funeral and Internment	3	0	3
	13	Passive Funeral and Internment	1	0	1
	14	Temporary Shelter	2	2	2
	15	Social Service Agency	3	3	3
	16	Community Meal Program	2	2	2
	17	Utilities, Minor	3	3	3
	18	Utilities and Services, Major	2	3	2
Medical Facilities	19	<i>Community Mental Health (GPI only)</i>	0	0	0
	20	Extended Care, General (Residential Component)	0	0	2
	21	Extended Care, Limited (Residential Component)	0	0	0
	22	Health Care Office/Clinic	3	0	3
	23	<i>Hospital (Only Permitted in H District)</i>	0	0	0
	24	Outpatient Care Facility	0	0	3
Recreational Facilities	25	Active Recreation	3	2	3
	26	Entertainment & spectator Sports, General	0	0	3
	27	Entertainment & spectator Sports, Limited	0	0	3
	28	Participant Sports and Rec., Indoor	3	0	3
	29	Participant Sports and Rec, Outdoor	3	0	3
	30	Passive Recreation	3	3	3
	31	Nature Preserve/Undeveloped	3	3	3
	32	Private Recreation	0	0	3
Religious Assembly	33	Campus or community Institution	3	0	3
	34	Neighborhood Institution	3	0	3

The **Public and Civic Use** category includes *Medical Facilities*, *Recreational Facilities*, and *Religious Assembly* Uses. Some of the uses are prohibited in all non-residential zoning districts except those for exclusive “community” use districts such as the H (Hospital) or GPI (General Public and Institutional) Districts. The sub-use group mostly likely to include a commercial component are the *Recreational Facility* Uses. Many of the open space recreation uses are permitted in all districts. The distinguishing uses permitted in the IL/CS districts but not the IG District are *Participant Sports and Recreation, Indoor and Outdoor*. Industrial buildings with high ceilings may be desirable for indoor recreation uses such as basketball, volleyball, batting cages, indoor climbing gyms, and gymnastics

Use Comparison Table

Use Group		Commercial	IL	IG	CS
Animal Services	1	Kennel	3	3	3
	2	Livestock Sale	3	3	2
	3	Sales and Grooming	3	3	3
	4	Veterinary	3	3	3
Eating and Drinking	5	Accessory Bar	1	0	1
	6	Accessory Restaurant	0	0	0
	7	Bar or Lounge	0	0	3
	8	Brewpub	0	0	3
	9	Fast Order Food	3	0	3
	10	Fast Order Food, Drive-In	3	0	3
	11	Nightclub	0	0	3
	12	Private Dining Establishment	0	0	0
	13	Restaurant Quality	3	0	3
Office	14	Admin. And Prof.	3	3	3
	15	F.I.R.E	3	0	3
	16	Payday Advance, Car Title Loan	3	0	3
	17	Other	3	3	3
Parking Facility	18	Accessory	1	1	1
	19	Commercial	3	0	3
Retail Sales and Services	20	Agricultural Sales	3	3	3
	21	Building Maintenance	3	3	3
	22	Business Equipment	3	0	3
	23	Business Support	3	3	3
	24	Construction Sales	3	3	3
	25	Food and Beverage	3	0	3
	26	Mixed Media Store	3	0	3
	27	Personal Convenience Services	3	0	3
	28	Personal Improvement Services	3	0	3
	29	Repair Service, Consumer	3	0	3
	30	Retail Sales, General	3	0	3
	31	Retail Sales, Large	0	0	2
	32	Retail Establishment, Medium	0	0	3
	33	Retail Establishment, Specialty	0	0	3
Sexually Oriented Businesses	34	Sexually Oriented Media Store	0	0	0
	35	Physical Sexually Oriented Business	0	0	0
	36	Sex Shop	0	0	3
	37	Sexually Oriented Theater	0	0	3
Transient Accommodations	38	Bed and Breakfast	0	0	0
	39	Campground	0	0	3
	40	Hotel, motel, Extended Stay	3	0	3
Vehicle Sales and Services	41	Cleaning	3	3	3
	42	Fleet Storage	3	3	3
	43	Gas and Fuels Sales	3	3	3
	44	Truck Stop	0	2	0
	45	Heavy Equipment Repair	3	3	3
	46	Heavy Equipment Sales/Rental	3	3	3
	47	Inoperable Vehicles Storage	3	3	3
	48	Light Equipment Repair	3	3	3
	49	Light Equipment Sales/Rental	3	3	3
	50	RV and Bot Storage	3	3	3

Some degree of **Commercial Uses** are permitted in non-residential and even some residential zoning districts. The CS zoning district permits a broad range of uses including some residential uses and all but the most intensive industrial uses listed in the Development Code. With the exception of Truck Stops, all *Vehicle Sales and Service* uses are permitted in both the IL and IG Districts. The IL District allows some *Eating and Drinking* Uses as well as *Hotel, Motel and Extended Stay* uses that are not permitted in the IG District.

Use Comparison Table

Use Group		Industrial	IL	IG	CS
Industrial Facilities	1	Explosive Storage	0	3	0
	2	Industrial, General	3	3	0
	3	Industrial, Intensive	0	3	0
	4	Laundry Service	3	3	3
	5	Maker Space, Limited	3	3	3
	6	Maker Space, Intensive	3	3	2
	7	Manufacturing & Production, Limited	3	3	2
	8	Manufacturing & Production, Tech	3	3	3
	9	Research Services	3	3	3
	10	Scrap and Salvage	2	2	0
Wholesale, Storage & Distribution	11	Exterior Storage	1	1	1
	12	Heavy	2	3	2
	13	Light	3	3	3
	14	Mini-Warehouse	3	3	3

Use Group		Other Uses	IL	IG	CS
Adaptive Reuse	1	Designated Historic	2	2	2
	2	<i>Greek Housing (Only permitted in RMG)</i>	0	0	0
Urban Agricultural	3	Ag. Crop	3	3	3
	4	Ag, Large Animal	0	0	0
	5	Ag. Small Animal	1	1	1
	6	Farmers Market	3	2	3
	7	On-Site Ag. Sales	1	1	1
	8	Urban Farm	3	3	0
Communications Facilities	9	Amateur and Receive- only Antennas	1	1	1
	10	Broadcasting Tower	3	3	0
	11	Communications Service	3	3	3
	12	Wireless Facility- Antenna	1	1	1
	13	Wireless Support Structure	2	2	2
	14	Satellite Dish	1	1	1
Mining	15	Mining	0	2	0
Recycling	16	Large Collection	3	3	3
	17	Small Collection	3	3	3
	18	Processing Center	2	2	0