

Permitted Development Types by Zoning District

P = Permitted; PR = Permitted with Restrictions or Conditional Approval

Zoning District

	R-I	R-O	R-1	R-2	R-3	R-4	R-5	R-SF	R-AD	RMU	BP	CR	C-1	C-2	D-D	V	N-C	UV	P-D	I-1	I-2	C-T	ADO*
RESIDENTIAL USES																							
Single-Family Residential Detached	P	P	P	P	P	P	P	P	P	PR		P				P	PR	PR					
Single-Family Residential Attached (< or = 4 units)	P				P	PR				PR		P						PR					
Single-Family Residential Attached (> 4 units)	P						PR			PR						P		PR					
Single-Family attached patio residential	P				P					PR	PR												
Townhouse (Single Family Residential Attached)							PR			PR													
Two-Family Attached Duplex				P	P	P				PR		P						PR					
Residential Condominium										PR						PR		PR					
Multi-family (< or = 4 units)						PR						P					PR	PR					
Multi-family (> 4 units)										PR		PR					PR	PR					
Residential/Commercial Mixed Use										PR		PR				PR		PR					
Residential Lofts															PR	PR							
Nursing homes										PR		PR	PR				PR						
Artist Live-work and artist housing																PR							P
Group homes	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR				PR	PR	PR					
Customary home occupations		P	P	P	P					PR													
Non commercial gardens and greenhouses		P	P																				
PUBLIC/INSTITUTIONAL USES																							
Public, private and parochial schools		P	P	P	P							P	P	PR		P	P	PR					
Playground, parks, non-commercial recreation		P	P	P	P	P	P	P		P					P	P		P					
Libraries and other public buildings														P	P	P		P					P
Churches, places of worship										PR		P	P	P		P	P	P					
Business schools											P				P	P		P					
Colleges and universities											P				P	P		P					
Professional schools (including music/dance studios)											P		P		P	P		P					P
Technical schools											P				P	P		P					
Museums												PR											P
Social and philanthropic institutions																							P
COMMERCIAL USES																							
Art studios										P		PR	P	P	P	P	P	P					P
Art gallery												PR											P
Bed and breakfast inns - without kitchens or cooking facilities in rooms used for guest occupancy															P	P		P					

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Industry - Manufacture of plywood furniture and similar wood products																					P			
Industry - Manufacture of rubber products																					P			
Industry - Manufacture of transportation equipment, including automobiles																					P			
Industry - Metal fabrication plants																					P			
Industry - Millwork and flooring processing																					P			
Industry - Minor storage, repackaging and servicing of goods and small nonmotorized equipment													P	P		P	P							
Industry - Nurseries, greenhouses and truck gardens																				P	P			
Industry - Paper coating and glazing																					P			
Industry - Parking facilities and commercial parking lots														P				PR	PR	P	P			
Industry - Sign manufacturing and construction																				P	P			
Industry - Small items manufacturing - toys, clocks, jewelry, fountain pens, pencils, and plastic products																				P	P			
Industry - Textile cutting, assembly and processing plants, not including spinning, knitting. Weaving, dyeing, combing, scouring, etc																				P	P			
Industry - Textile manufacturing processes such as spinning, knitting. Weaving, dyeing, combing, scouring, etc																					P			
Industry - Welding shops, provided glare is obstructed																				P	P			
Industry - Wood preserving plants																					P			
Labor Pools														PR										
Personal services - Automobile laundries - car wash																				P	P			
Personal services - Banks and other financial institutions (not including pawn shops and check cashing businesses)											P	PR			P	P	P	P						
Personal services - Banks and other financial institutions (including loan and finance companies)									P				P	P			P							
Personal services - Barbershops and beauty shops									PR	P			P	P	P	P	P	PR						
Personal services - Adult daycare facilities											P	P	PR			P	P	P						
Personal services - Personal care home									PR	PR		PR	PR			PR	PR							
Personal services - Child daycare facilities																	P	PR						

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Personal services - Computer processing and data processing facilities											P				P	P		PR					
Personal services - Credit Unions																	P						
Personal services - Health Clinics												PR	P	P		P	P						
Personal services - Hospital, medical and health clinics, including chiropratic														P									
Personal services - Laundry and dry cleaning shops										PR	P			P	P	PR	P	PR		P	P		
Personal services - Locksmith shops														P	P	P							
Personal services - Reupholstery and furniture repair																PR		PR					
Personal services - Shoe repair shops											P			P	P	P	P						
Personal services - Spas										P								PR					
Personal services - Tailor shops										PR	P			P	P	P		PR					
Personal services - Travel agencies										PR	P				P	P		PR					
Personal services - Warehouses and other storage facilities																				P	P		
Professional offices - Architectural										P	P	PR	P	P	P	P	P	P					
Professional offices - Business offices and agencies										P		PR	P	P			P	P					
Professional offices - Dental										P	P	PR	P	P	P	P	P	P					
Professional offices - Engineering										P	P	PR	P	P	P	P	P	P					
Professional offices - Graphic arts										P	P	PR	P	P	P	P	P	P					P
Professional offices - Insurance										P	P	PR	P	P	P	P	P	P					
Professional offices - Legal										P	P	PR	P	P	P	P	P	P					
Professional offices - Manufacturers representative										P	P	PR	P	P	P	P	P	P					
Professional offices - Medical										P	P	PR	P	P	P	P	P	P					
Professional offices - Real estate										P	P	PR	P	P	P	P	P	P					
Professional offices - Undertaking Establishments														P	P	PR							
Professional offices - Veternarians, animal hospitals and clinics																				P	P		
Professional offices (+6,000sf)												PR	P	P		P	P	P					
Professional offices (-6,000sf)													P	P		P	P	P					
Restaurants, grills, cafes, tavern, and similar										PR			PR	PR			P						
Restaurants (not incl. drive-thru or fast food), grills, cafes, tavern, and similar											P		P		PR	P	P	PR					
Retail sales - Antique shops										PR				P	P	P		P					
Retail sales - Apparel shops											P			P			P						
Retail sales - Apparel shops (offering new merchandise)															P			P					

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Retail sales - Automobile parts sales store - retail														P									
Retail sales - Automobile sales lots - new and used														PR									
Retail sales - Baking shops										PR	P		P	P	P	P	P	P					
Retail sales - Boat sales and service														PR									
Retail sales - Book, card and stationary stores										PR			P	P	P	P	P	P					
Retail sales - Coffee shops, cafes, pastry shops										PR													
Retail sales - Computer sales and repairs															PR	PR			PR				
Retail sales - Department stores and variety stores													P				P						
Retail sales - Department stores, gift and bookstores														P									
Retail sales - Department stores (offering new merchandise)														P			P	PR					
Retail sales - Drugstore, pharmacies and soda shops										PR	P		P	P	P	P	P	P	PR				
Retail Sales - Electronic sales outlets and services														P									
Retail Sales - Appliance, radio and television sales outlets and services														P	P	P			PR				
Retail sales - Florist shops										PR	P		P	P	P	P	P	P					
Retail sales - Food stores										PR				P	P	PR	P	PR					
Retail sales - Furniture stores														P	P	P			P				
Retail sales - Furniture stores (new merchandise)															P			P					
Retail sales - Gasoline services stations														PR						P	P		
Retail sales - General merchandise shops (selling new merchandise)											P				P	P			PR				
Retail sales - Grocery stores																PR			PR				
Retail sales - Growler shop																							P
Retail sales - Hardware stores														P	P	P	P	PR					
Retail sales - Hobby shops											P		P	P		P	P						
Retail sales - Hobby shops (new merchandise)										PR					P				P				
Retail sales - Jewelry stores										PR	P		P	P	P	P	P	P					
Retail sales - Lawn and garden supplies																PR			PR				
Retail sales - Office supply													P		P	P	P	PR					
Retail sales - Optician and optical stores										PR			P	P	P	P	P	P					
Retail sales - Paint Stores														P									
Retail sales - Photography stores										PR			P	P	P	P	P	P					
Retail sales - Pottery, ceramics shop																							P
Retail sales - Printing shops														P	P	P		P		P	P		
Retail sales - Farmers market																							P
Retail sales - Framing shop																							P
Retail sales - Shoe store														P									

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Taxicab terminals and vehicle for hire terminals																				PR	PR		
Brew pubs																							P
Microbrewery																							P
Live entertainment																							P
Kennels													P				P						
Off-street commercial automobile parking and storage													PR				PR		PR	P		P	
Attached non-commercial parking																		PR					
Plumbing sales outlets and services														P									
Theaters													P	P	PR	PR	PR	PR					P

ARTS DISTRICT USES																							
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Art related uses including art gallery, art studio, studio workspace including craftsman or artisan shop, photographic studio, artist co-op, arts center, cabaret, performing arts space, dinner theatre, legitimate theatre, movie theatre																							P
Art related retail sales including arts and crafts sales, arts supply store, music store, musical instruments store																							P
Recording studio, video or music production, television or radio broadcast studio,																							P
Performing arts ticket office or booking agency																							P
Art school and other visual and performimng arts instruction including school of dance, photography, filmmaking, music, writing, painting, sculpting and printmaking																							P
Educational or instructional activities, including training, vocational or craft schools, the arts and personal development																							P
Training studios, including martial arts studios, gymnastics and yoga																							P
City sponsored and/or approved cultural events and performances that feature visual arts, music, dance, theater, performance art, science, design or cultural heritage																							P

*Arts District Overlay of U-V, V, C-R, RMU

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