

**Pittsburgh Urban Zoning Code Use Table**

**Key:**

P = Permitted By Right  
 A = Administrator Exception  
 S = Special Exception  
 C = Conditional Use

**Base Zoning Districts\***  
 \* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.

Residential			Mixed Use						Special		DT	RIV											
R1D	R1A	R2	R3	RM	NDG	LNC	NDI	INC	HC	GI	II	UC-MU	UC-E	P-MU	P	H	FMI	GT	PM	MU	NS	GI	IMU

**Standard**  
 See § 911.04.x

**Use Classification**

**RESIDENTIAL USES**

**Single-Unit Detached Residential** means the use of a zoning lot for one detached housing unit.  
 P P P P P P P P P P P P P P A P § 911.04A.69

**Single-Unit Attached Residential** means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot.  
 P/S P P P P P P P P P P P P S P P § 911.04A.69;  
 § 911.04A.69A

**Two-Unit Residential** means the use of a zoning lot for two dwelling units that are contained within a single building.)  
 P P P P P P P P P P P P P P P P P

**Three-Unit Residential** means the use of a zoning lot for three dwelling units that are contained within a single building.  
 P P P P P P P P P P P P P P P P P

**Multi-Unit Residential** means the use of a zoning lot for four or more dwelling units that are contained within a single building.  
 P P P P P S P A P A P P P P P P § 911.04A.85

**Assisted Living** means a facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and medical services are prescribed or are performed under the general direction of persons licensed to provide such care or services in accordance with Commonwealth laws.

**Base Zoning Districts\***

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Use Classification	Residential			Mixed Use										Special		DT	RIV				Standard See § 911.04.x					
	R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT			RM	MU	NS	GI	IMU
<b>Assisted Living Class A</b> means an Assisted Living use with less than 9 patient beds.			S	S	S	A	A	A	P	P		P	A	A	A			A	P		A	A	P		P	§ 911.04A.66
<b>Assisted Living Class B</b> means an Assisted Living use with 9 to 17 patient beds.					S	S	S	S	P	P		P	S	S	S			S	P		S	S	P		P	§ 911.04A.66
<b>Assisted Living Class C</b> means an Assisted Living use with 18 or more patient beds.					C	S	S	S	S			S	S	S	S			S	P			S	P		S	§ 911.04A.66
<b>Community Home</b> is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in § 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for	S	S	S	S	S	S	S	S	S	S		S	S	S	S		S	S	S		S	S	S		S	§ 911.04A.84

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	Residential		Mixed Use										Special		DT	RIV				Standard See § 911.04.x						
	R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT			RM	MU	NS	GI	IMU
<p><b>Use Classification</b> a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.</p>																										
<p><b>Dormitory</b> means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, on a weekly basis or longer, and is managed by the institution at which the students are registered.</p>																		S	S							§911.04A.23
<p><b>Fraternity/Sorority</b> means the use of a zoning lot for occupancy by groups of people who are not defined as a family and who are registered students at a college, university or other institution of higher learning, and who are members of a fraternal or other organization which take membership from the student population of the institution at which the students are registered, on a weekly basis or longer.</p>																		S								§911.04A.23
<p><b>Housing for the Elderly (Limited)</b> means a Housing for the Elderly</p>	S	S	S	S	S	A	A	A	A	A		A	P	A	A			A	A		S	A	A	A	A	§911.04A.35

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R1D	R1A	R2	R3	RM	NDG	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT	RM	MU	NS	GI	IMU	Standard See § 911.04.x	
<b>Use Classification</b> use with less than 30 units.																									
<b>Housing for the Elderly (General)</b> means a Housing for the Elderly use with 30 or more units.			S	S	A	S	S	S	S		S	S	S	S			A			S	S	S	S		§911.04A.35
<b>Interim Housing</b> means facilities, in one or more structures, that provide housing for homeless or those facing homelessness, excluding the definition of Custodial Care Facility and Personal Care Residence. Shelter and support are provided for individuals to facilitate transition to more permanent housing. The Approving Body may provide a waiver of underlying zoning district standards to allow for flexibility so long as the use standards of Section 911.04.A.101 are met.						S	S	S	S		S	S	S	S			S	S		S	S	S			
<b>Multi-Suite Residential (Limited)</b> means a Multi-Suite Residential use with less than 8 sleeping rooms.				C	A	P	P				P	P	A	P			S	P		A	P	P	P	§911.04A.41	
<b>Multi-Suite Residential (General)</b> means a Multi-Suite Residential use with 8 or more sleeping rooms.						S	A	A			A	P	A	P			S	P		S	A	P	A	§911.04A.41	
<b>Personal Care Residence (Large)</b> is a personal care residence that is limited to no more than nineteen (19) per-			S	S	S	S	S	S	S	S	S	S	S	S			A	S		S	S	S	S	§911.04A.95A	

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<b>Use Classification</b>	sons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.																										<b>Standard See § 911.04.x</b>							
<b>Personal Care Residence (Small)</b>	is a personal care residence that is limited to no more than ten (10) persons and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than eight (8) persons.	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A	A			A	A	A		A	§ 911.04A.95B							
<b>NON-RESIDENTIAL USES</b>																																		
<b>Adult Entertainment</b>	means Adult Bookstore, Adult Cabaret, Adult Mini-Theater, Adult Theater, Massage Establishment, Model Studio, or Sexual Encounter or Meditation Center. See Chapter 926 for definitions.											S	C															C					S	§ 911.04A.1
<b>Agriculture (General)</b>	means the growing of crops and raising of livestock and domestic small farm animals for domes-	P	P	P	P	P		P	P	P	P					P	P					P				P						P	§ 911.04A.2(a)	



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R1D	R1A	R2	R3	RM	NDO	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI		GT	RM	MU	NS	GI	IMU
<b>Use Classification</b> sic studio or photographer's studio.																								
<b>Public Assembly (Limited)</b> means a Public Assembly use with a capacity of less than 500 persons.							S	S	S		S	S	S		C		S	P			S	P	S	§911.04A.5
<b>Public Assembly (General)</b> means a Public Assembly use with a capacity of 500 or more persons.									C		C				C		S	P			S	P	S	§911.04A.6
<b>Bank or Financial Institution (Limited)</b> means a Bank or Financial Institution use with a gross floor area or less than 3,500 square feet.						P	P	P	P		P	P	P	P			A	P			P	P	P	§911.04A.96
<b>Bank or Financial Institution (General)</b> means a Bank or Financial Institution use with a gross floor area of 3,500 square feet or more.						P	P	P	P		P	P	P				A	P			P	P	P	§911.04A.96
<b>Basic Industry</b> means an establishment engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials.											P	S											P	S
<b>Bed and Breakfast (Limited)</b> means a Bed and Breakfast use containing one to three guest rooms.	S	S	S	S	S	P	P	P	P	P		P	P	P	P		A	P		S	P	P	P	§911.04A.7; §911.04A.8
<b>Bed and Breakfast (General)</b> means a Bed and Breakfast use containing four to ten guest rooms.			C	C	C	P	P	P	P	P		P	P	P	P		S	P		S	P	P	P	§911.04A.7; §911.04A.9



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	R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P		H	FMI	GT	RM	MU	NS	GI	IMU
<p><b>Use Classification</b></p> <p>clude a state or federally chartered bank, savings association, credit union, industrial loan association, or rental-purchase company and shall not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cashes checks or issues money orders for a minimum flat fee not exceeding two dollars (\$2.00) as a service to its customers incidental to the main use of the establishment.</p>																									
<p><b>Child Care</b> means an establishment that provides care, protection and supervision for children on a regular basis away from their primary residence for less than 24 hours per day. The term does not include the following: public or private elementary or secondary schools or facilities operated in conjunction with an employment use, shopping center or other principal activity, where children are cared for while parents or custodians are occupied on the premises or in the immediate vicinity.</p>																									
<p><b>Child Care (Limited)</b> means a Child Care center that provides care, protection and supervision for 4 to 6 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees.</p>	P	P	P	P	P	P	P	P	P	P	A	A	P	P	P		P	P	P		P	P	P	P	§911.04A.12
<p><b>Child Care (General)</b> means a Child Care center that provides care, protection and supervision for 7 or more children at any one time, including those under the</p>	S	S	S	S	P	P	P	P	P	P	A	A	P	P	P		S	A	P		P	P	P	P	§911.04A.12

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<b>Use Classification</b>	supervision or custody of the child care provider and those under the supervision or custody of employees.																										
<b>Club:</b> Social, Fraternal, Athletic, Business or Professional																											
<b>Club (Limited)</b> means a club that does not provide, sell or allow the consumption of intoxicating beverages on the premises and is not more than 2400 square feet in net floor area.								P	P	P	P	P	P	P							P			P	P	P	
<b>Club (General) other than the limited type described above.</b>							S	S	S	P	P	P	S	S							P			P	P	P	\$911.04A.88
<b>College or University Campus</b> means a college, community college, or other post secondary educational complex, or any elements thereof not in an EMI District, which shall include one (1) or more of the following uses: teaching and research facilities; educational classroom space; public assembly; child care facilities, student center; food service facilities; laundry services; library; administrative offices; parking lots and structures; and recreation facilities.					C	C		C	C			C													C	\$911.04A.90	
<b>Communication Tower</b> means a structure on which radio frequency transmitting and/or receiving antennae are located or which serves as such an antenna itself, including accessory buildings and equipment. Radio frequency is that portion of the electromagnetic spectrum that contains AM, FM, two-way radio, cellular telephone, television and microwave transmissions.																											

**Standard**  
See § 911.04.x

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Use Classification	R1D	R1A	R2	R3	RM	NDO	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT		RM	MU	NS	GI	IMU		
<b>Communication Tower, Class A</b> means a Communication Tower that is not more than 80 feet in height.	S	S	S	S	S	S	S	A	S	S	A	A	S	S	S	S	S	S	S	S		S	S	S	S	S	§ 911.04A.13
<b>Communication Tower, Class B</b> means a Communication Tower which is between 81 and 180 feet in height.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	§ 911.04A.13
<b>Communication Tower, Class C</b> means a Communication Tower which is more than 180 feet in height.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	§ 911.04A.13
<b>Community Center</b> means a facility used for social or recreational programs generally open to the public and intended to accommodate and serve significant segments of the community.																											
<b>Community Center (Limited)</b> means a Community Center which primarily serves the community in which it exists, and with a gross floor area of less than 5,000 square feet and for which fewer than 10 off-street parking spaces are provided.	C	S	S	S	S	A	P	P	P	P		A	P	P	A	P		A	P		S	P	P		A	§ 911.04A.14	
<b>Community Center (General)</b> means a Community Center with a gross floor area of 5,000 square feet or more, or one for which 10 or more off-street parking spaces are provided.						S	P	P	P	P		A	P	P	A	S		A	P			P	P		A	§ 911.04A.14	
<b>Construction Contractor</b> means an establishment primarily engaged in construction, building maintenance and building repair activities, including heating and electrical businesses, building maintenance and building movers.																											
<b>Construction Contractor (Limited)</b> means a Construction						A	A	A	P	P	P												A		P	A	§ 911.04A.15

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<p><b>Use Classification</b> Contractor with a gross floor area of less than 3,500 square feet.</p>																											<p><b>Standard</b> See § 911.04.x</p>
<p><b>Construction Contractor (General)</b> means a Construction Contractor with a gross floor area of 3,500 square feet or more.</p>										P	P	P													P		



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<b>Use Classification</b>	Correctional Facility with 50 or more beds.																												<b>Standard</b> <b>See § 911.04.x</b>
<b>Cultural Service</b> means a museum or similar use engaged in the collection, display or preservation of objects of community or cultural interest in one or more of the arts or science.																													
<b>Cultural Service (Limited)</b> means a Cultural Service with a gross floor area of less than 5,000 square feet.		S	S	S	S	S	A	P	P	P	P	P	P	P	P	A		A	P			S	P	P		P		§911.04A.18	
<b>Cultural Service (General)</b> means a Cultural Service with a gross floor area of 5,000 square feet or more.							S	S	P	P	P	P	P	P		A		A	P				P	P		P		§911.04A.19	
<b>Custodial Care Facility</b> is facility providing custodial care and treatment in a protective environment for persons residing or attending by court placement, post-correctional facilities, juvenile detention facilities, temporary detention facilities, and halfway houses. This includes halfway houses and similar facilities for people on probation or parole and halfway houses for people leaving a correctional facility or placed there as a form of alternative sentencing.			C	C	C	C	C	C	C	C	C	C	C		C			C	C			C	C	C		C		§911.04A.94	
<b>Educational Classroom Space</b> means classroom space associated with a college, community college, university, or other institution of higher learning.																													
<b>Educational Classroom Space (Limited)</b> means an Educational Classroom Space use with a gross floor area of less than 20,000 square feet.							S	S	S	P		P	S	S				A	P				S	P		P		§911.04A.20	

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	R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT			RM	MU	NS	GI	IMU
<p><b>Use Classification</b></p> <p><b>Educational Classroom Space (General)</b> means an Educational Classroom Space use with a gross floor area of 20,000 square feet or more.</p>									S	P		P	S	S				A	P						P	§ 911.04A.21
<p><b>Excavation/Grading/Fill, Major</b> means any operation, other than in connection with the construction of a foundation for a structure, involving:</p> <p>1. Strip of other mining of coal or other minerals, excavating of sand or rock and the crushing of rock, sanitary and other fills, recovery of metal or other natural resources and similar operations; or</p> <p>2. A volume of earth movement exceeding 16,000 cubic yards; or</p>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	§ 911.04A.22
<p><b>Firearms Business Establishment</b> means any business establishment, duly licensed by the appropriate agencies of the United States of America and the Commonwealth of Pennsylvania, that engages in the sale of firearms ("firearms" as defined by § 607.01 of the City Code), either by wholesale or retail, mail order or any other manner.</p>								S	S	S	S	S							S					S	S	§ 911.04A.92
<p><b>Forestry Activities:</b> The management, cultivation, maintenance, and har-</p>	S	S	S	S	S	S	S	S	S	S	S	S				S	S	S	S							§ 911.04A.22A

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<p><b>Use Classification</b></p> <p>vesting of timber from a site of one-quarter acre (10,890 square feet; approximately 104.35 feet by one hundred 104.35 feet) or more, or a linear extent in any direction exceeding 200 feet. Does not include the production or processing of lumber or similar activities whether grown on site or off site.</p>																										
<p><b>Freight Terminal</b> means a facility designed for the moving and storage of goods, including railroad and trucking terminals and railroad repair shops.</p>									S	P	S													P	S	§911.04A.24
<p><b>Funeral Home</b> means an establishment engaged in undertaking services such as preparing the human deceased for burial, and arranging and managing funerals, including mortuaries and crematoria.</p>						S	S	S	A	P	P	A					S					S	P	P	§911.04A.25	
<p><b>Gaming Enterprise</b> means an establishment where the playing of those games of chance or mixed chance and skill allowed under the Commonwealth of Pennsylvania law are conducted. A Gaming Enterprise use shall not include a facility where resort accommodations are offered to transient guests in conjunction with the operation of</p>																		P					P			

**Standard  
See § 911.04.x**

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games of chance or a facility where live horse or dog race meetings are conducted with pari-mutual wagering																												
<b>Golf Course</b> means an are of land laid out for private or public golf recreation services and support facilities excluding driving ranges.																	A											§ 911.04A.26
<b>Grocery Store</b> means a retail store, the primary function of which is the sale of staple good and other basic life necessities.																												
<b>Grocery Store (Limited)</b> means a Grocery Store use with a gross floor area of less than 3,000 square feet.							A	A	A	P	P	P	P	P	P				A	P			P	P	P			§ 911.04A.82
<b>Grocery Store (General)</b> means a Grocery Store use with a gross floor area of 3,000 square feet or more.							S	S	A	P	A	A	P	P				S	P				P	P	P			§ 911.04A.83
<b>Hazardous Operations</b> means activities principally involved in activities and processes that present hazards to human life and health. Typical uses include arsenals, atomic reactors, explosives and fireworks manufacture, hazardous waste disposal and storage, medical waste disposal and storage. And radioactive waste handling facilities.												C														C		§ 911.04A.27
<b>Helicopter Landing Area</b> means a dust controlled area of land, structural surface or water used or intended to be used for the landing, taking off or surface maneuvering of helicopter, autogyro or other vertical take off craft with engines operating.																												
<b>Helipad</b> means Helicopter Landing Area								C	C	C	C								C	C					C	C		§ 911.04A.28; § 911.04A.29

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<b>Use Classification</b>		<b>Standard</b> See § 911.04.x																								
including one or more appurtenant aircraft parking spaces.																										
<b>Heliport</b> means a Helicopter Landing Area including any combination of the following: 1. Refueling facilities; 2. Maintenance or repair facilities; 3. Terminal building or enclosed waiting area; 4. Aircraft or aircraft parts sales area; 5. Emergency service facilities; and/or 6. Aircraft parking											C								C						C	§ 911.04A.28; § 911.04A.29
<b>Helistop</b> means a Helicopter Landing Area limited to arrivals or departures only, with no parking or storage of aircraft. Aircraft with							S	S	S	S									C	S			S	S	§ 911.04A.28; § 911.04A.31; § 911.04A.32	
<b>Hospital</b> means an institution that: 1. Offers services beyond those required for room, board, personal services and general nursing care; and 2. Offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and 3. Regularly makes available clinical laboratory services, diagnostic x-ray services, and treatment						C	C	C	C	C									A	P			S	S	§ 911.04A.89	

		Base Zoning Districts*																								
		* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.																								
Use Classification		Residential				Mixed Use						Special		DT		RIV										
		R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT	RM	MU	NS	GI	IMU	Standard
<p>facilities for surgery or obstetrical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central facilities such as pharmacies, medical laboratories and other related uses.</p>																										
<p><b>Hotel/Motel</b> means an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short-term rent to tenants, in which rooms are furnished for accommodation of such guests and which exclude individual kitchen facilities.</p>																										
<p><b>Hotel/Motel (Limited)</b> means a Hotel/Motel use with less than 40 guest rooms.</p>							A	A	A	P		P	P	P	P			A	P			A	P	P		§ 911.04A.33
<p><b>Hotel/Motel (General)</b> means a Hotel/Motel use with 40 or more guest rooms.)</p>							S	S	S	P		P	P	P	A			A	P			S	P	P		§ 911.04A.34
<p><b>Incinerator, Solid Waste</b> means a facility, alone or in conjunction with a landfill or other facility, used or intended to be used for burning solid waste or trash.</p>											C												C			§ 911.04A.36
<p><b>Laboratory/Research Services</b> means an establishment engaged in conducting basic, applied, industrial or scie when limited to the minimum scale necessary for full investigation of the merits of a product, but excluding pro production operations. The term also includes medical laboratories where prosthetic devices or medical testing or medical profession.</p>																										
<p><b>Laboratory/Research Services (Limited)</b> means a Laboratory/Research Services use with a gross floor area of less than 10,000 square feet.</p>							P	P	P	P	P	P	P	P				A	P			P	P	P	P	§ 911.04A.37
<p><b>Laboratory/Research Services (General)</b> means a Laboratory/Research Services use with a gross</p>							A	A	P	P	P	P	P					A	P			P	P	P	P	§ 911.04A.37

		Base Zoning Districts*																							
		* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.																							
		Residential					Mixed Use					Special		DT	RIV			Standard See § 911.04.x							
R1D	R1A	R2	R3	RM	NDO	LC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI		GT	RM	MU	NS	GI	IMU	
<b>Use Classification</b> floor area of 10,000 square feet or more.																									
<b>Laundry Services</b> means an establishment that is primarily engaged in dry cleaning and laundry services, including pressing, repair, and dry cleaning, other than personal services directly to a consumer.						S	S	S	P	P	A	S					S				S	S	P	S	§911.04A.67
<b>Library</b> means a facility housing a collection of books, magazines or other material which is loaned to the general public without charge.																									
<b>Library (Limited)</b> means a Library with a gross floor area of less than 5,000 square feet.	S	S	S	S	S	A	P	P	P	P		P	P	P	P		A	P		S	P	P	P	§911.04A.38	
<b>Library (General)</b> means a Library with a gross floor area of 5,000 square feet or more.						P	P	P	P		P	P	P				A	P			P	P	P	§911.04A.38	
<b>Manufacturing and Assembly</b> means an establishment engaged in the manufacture or products or parts, predominantly using previously prepared material, including processing, fabrication, assembly, treatments, and packaging of such products, and incidental storage, sales and distribution of such products.																									
<b>Manufacturing and Assembly (Limited)</b> means a Manufacturing and Assembly use with a gross floor area of less than 20,000 square feet.							A	S	P	P	P	S	S					A			S	A	P	P	§911.04A.39
<b>Manufacturing and Assembly (General)</b> means a Manufacturing and Assembly use with a gross floor area of 20,000 square feet or more.							S		S	P	A							A				A	P	P	§911.04A.39; §911.04A.40
<b>Medical Marijuana Dispensary</b> means an establishment that is issued a permit by the						S	P	P	P	P	A	P	P	P			P	P			P	P	P	P	§911.04A.99

		Base Zoning Districts*																									
		* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.																									
		Residential					Mixed Use					Special		DT	RIV												
		R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT		RM	MU	NS	GI	IMU	
<b>Use Classification</b>	Department of Health to dispense medical marijuana.																										<b>Standard</b> <b>See § 911.04.x</b>
<b>Medical Marijuana Growing and Processing</b>	means an establishment that is issued a permit by the Department of Health to grow and process medical marijuana.							P		P	P	A													P	P	§911.04A.100
<b>Medical Office/Clinic</b>	means an establishment providing therapeutic, preventative, corrective, healing and health-building treatment services on an out-patient basis by physicians, dentists and other practitioners. Typical uses include medical and dental offices and clinics and out-patient medical laboratories.						A	P	P	P	P	P	P	P	P				A	P			P	P	P	§911.04A.81	
<b>Medical Office/Clinic (Limited)</b>	means a Medical Office/Clinic use with a gross floor area of less than 5,000 square feet.						S	A	A	P	P	P	P	P	P				A	P			A	P	P	§911.04A.81	
<b>Medical Office/Clinic (General)</b>	means a Medical Office/Clinic use with a gross floor area of 5,000 square feet or more.																										
<b>Nursery, Retail</b>	means the use of a zoning lot for the retail sale of plants and planting materials.																										
<b>Nursery, Retail (Limited)</b>	means a Retail Nursery with less than 10 parking spaces and with a lot area of less than half an acre.						A	A	P	P	P	P	P			A								P		P	§911.04A.80
<b>Nursery, Retail (General)</b>	means a Retail Nursery with 10 or more parking spaces or with a lot area of half an acre or more.							A	P	P	A	P												P		P	

		Base Zoning Districts*																								
		* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.																								
		Residential					Mixed Use						Special		DT	RIV										
R1D	R1A	R2	R3	RM	NDO	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT	RM	MU	NS	GI	IMU			
<b>Use Classification</b>		<b>Standard See § 911.04.x</b>																								
<b>Office</b> means an establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, government, design, engineering, accounting and similar offices.																										
<b>Office (Limited)</b> means an Office with a gross floor area of less than 10,000 square feet.						A	P	P	P	P	P	P	P	P			A	P			P	P	P	P	§ 911.04A.42	
<b>Office (General)</b> means an Office with a gross floor area of 10,000 square feet or more.						S	S	A	P	P	A	P	P	P			A	P			P	P		P	§ 911.04A.43	
<b>Outdoor Retail Sales and Service [Primary Use]</b> means the sale of goods and services, including food items, situated outdoors on property other than public rights-of-way, not meeting the definition of an Accessory Use 926.01. Typical uses include food truck parks, farmers markets, and outdoor flea markets.						P	P	P		P	P		P	P	P			P			P	P	P	P	§ 911.04A.91	
<b>Parking, Commercial</b> means an area used or intended to be used for the off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use, and excluding parking structures.																										
<b>Parking, Commercial (Limited)</b> means a Commercial Parking area with less than 25 spaces.							S	A	A	P	A	P					S				S	S	A	S	§ 911.04A.44	
<b>Parking, Commercial (General)</b> means a Commercial Parking area with 25 or more spaces.							S	S	A	P	P						S				S	S	S	S	§ 911.04A.45	
<b>Parking Structure</b> means a structure used or intended to be used for off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use.																										
<b>Parking Structure (Limited)</b> means a						S	S	S	A	A	A	A	S	P	S			S	A			S	A		A	§ 911.04A.87

		Base Zoning Districts*																							
		* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.																							
		Residential					Mixed Use						Special		DT	RIV									
R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT	RM	MU	NS	GI	IMU	Standard See § 911.04.x	
<b>Use Classification</b> Parking Structure with less than 50 spaces.																									
<b>Parking Structure (General)</b> means a Parking Structure with 50 or more spaces. [Ord. 32, 11-23-2005]					S	S	S	S	S	A	S	S	P				S	A			S	A	A		§911.04A.87
<b>Parks and Recreation</b> means park, playground or other facility or open space area providing active or passive recreational opportunities for the general public.																									
<b>Parks and Recreation (Limited)</b> means a Parks and recreation use that does not have spectator seating, concession, lighted playing courts or fields or more than 19 parking spaces.	S	A	A	A	A	P	P	P	P	P	A	P	P	P	P	A	P	P		P	P	P	P	§911.04A.46	
<b>Parks and Recreation (General)</b> means a Parks and recreation use with spectator seating, concession, lighted playing courts or fields or 20 or more parking spaces.										P	A	P	P		P	P	A	P		P	P	P	P	§911.04A.46	
<b>Pawn Shop</b> means an establishment engaged in retail sales of new or secondhand merchandise and offering loans secured by personal property.										S	S	S											S	§911.04A.97	
<b>Recreation and Entertainment, Indoor</b> means an establishment offering recreation and entertainment to the general public within an enclosed building. Typical uses include movie theaters, bowling alleys, skating rinks, fitness centers, dance studios, court sports and swimming pools.																									
<b>Recreation and Entertainment, Indoor (Limited)</b> means an Indoor Recreation and Entertainment use for which fewer than 20 parking spaces are provided.						P	P	P	P		P	P	P	P	A		A	P			P	P	P	§911.04A.48	

		Base Zoning Districts*																									
		* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.																									
		Residential					Mixed Use						Special		DT	RIV											
		R1D	R1A	R2	R3	RM	NDO	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT			RM	MU	NS	GI	IMU
Use Classification		Standard See § 911.04.x																									
<b>Recreation and Entertainment, Indoor (General)</b> means an Indoor Recreation and Entertainment use for which 20 or more parking spaces are provided.							S	S	A	P		P	A	A	A		S	P					P	P		P	§ 911.04A.47
<b>Recreation and Entertainment, Outdoor</b> means an establishment offering recreation, entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery range, golf driving ranges and miniature golf course and other types of recreation and entertainment not otherwise defined.							S	S	S	P		P				A		A	P				S	P		P	§ 911.04A.49
<b>Recreation and Entertainment, Outdoor (Limited)</b> means an Outdoor Recreation and Entertainment use for which fewer than 25 parking spaces are provided.									A	P	S	P				A		S	P				S	P		P	§ 911.04A.50
<b>Recreation and Entertainment, Outdoor (General)</b> means an Outdoor Recreation and Entertainment use for which 25 or more parking spaces are provided.									A	P	S	P				A		S	P				S	P		P	§ 911.04A.51
<b>Recycling Collection Station</b> means freestanding containers not occupying an area of greater than 800 square feet (exclusive of area designed for vehicular access), which are designed to receive and store pre-sorted recyclable materials not intended for disposal and which are made available to the general public.							A	A	A	P	P	P	A	A	A	A		A	P				A	P	P	P	§ 911.04A.51
<b>Recycling Processing Center</b> means a building										S	P	S														P	§ 911.04A.52



		Base Zoning Districts*																										
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		Residential					Mixed Use						Special		DT		RIV											
Use Classification		R1D	R1A	R2	R3	RM	NDP	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT			RM	MU	NS	GI	IMU	Standard See § 911.04.x
<b>Retail Sales and Services (Limited)</b> means a Retail Sales and Services use with a gross floor area of less than 10,000 square feet.							P	P	P	P	A	P	P	P	P				P	P			P	P		P	§ 911.04A.58	
<b>Retail Sales and Services (General)</b> means a Retail Sales and Services use with a gross floor area of 10,000 square feet or more.							A	A	A	P	A	P	P	P					A	P			A	P		P	§ 911.04A.59	
<b>Retail Sales and Services, Residential Convenience</b> means a Retail Sales and Services use contained wholly within the ground-floor of a multi-unit residential building						A			P			P							A				A				§ 911.04A.60	
<b>Safety Service</b> means a facility designed or used for the conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.		S	S	S	S	S	S	A	A	A	P	P	P	A	A	A	S		S	P			S	A	P	P	P	§ 911.04A.61
<b>Salvage Yard</b> means a lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition; or for the sale of parts thereof. Typical uses include automobile salvage yards and junk yards.												A														A		§ 911.04A.62
<b>School, Elementary or Secondary</b> means the use of a site for instructional purposes on an elementary or secondary level, with a curriculum that complies with state regulations.																												
<b>School, Elementary or Secondary (Limited)</b> means an Elementary or Secondary School with a maximum enrollment of less than 75 students.		S	S	S	S	S	S	S	A	A		S	A	A	S				A	P			S	S	P		S	§ 911.04A.63
<b>School, Elementary or Secondary (General)</b> means an Elementary or Secondary School with a maximum enrollment of 75 students or more.		C	C	C	C	C	C	S	A	A		S	A	A	C				C	P			S	A		S	§ 911.04A.64	

**Base Zoning Districts\***  
**\* As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.**

Use Classification	Residential			Mixed Use										Special		DT	RIV					Standard See § 911.04.x					
	R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT		RM		MU	NS	GI	IMU	
<b>Service Station</b> means an establishment primarily engaged in the retail sale of gasoline or other motor fuels, that may include accessory activities such as the sale of lubricants, automotive accessories or supplies; the lubrication or washing of motor vehicles; and the minor adjustment or repair of motor vehicles.						S	S	S	P	P	A	S							A			S	A	A	\$911.04A.65		
<b>Transit Facility</b> means a facility used or intended to be used as an area for loading, unloading, and interchange transit passengers. Typical uses include bus terminals, rail stations, and passenger related mass transit facilities.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			S	S	S	S	\$911.04A.70	
<b>Utility (Limited)</b> means services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as but not limited to poles and lines.	A	A	A	A	A	A	A	A	P	P	P	A	A	A	A		S	P				C	C	P	C	\$911.04A.71	
<b>Utility (General)</b> means generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and similar facilities that are under public franchise or ownership to provide the general public with electricity, gas, heat, steam, communication, water, sewage collection, rail lines or other similar service.  The term "utility" shall not be construed to include corporate or general offices; gas or oil processing; manufacturing facilities; or other uses defined in this section.						C	C	C	C	P	C	C	C	C	A			C	C			C	C	P	C	\$911.04A.72	
<b>Vehicle/Equipment Repair (Limited)</b> means a use providing automobile and other equipment repair or maintenance						S	S	S	P	P	P								C	A			S	A	P	P	\$911.04A.73

**Base Zoning Districts\***  
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Residential			Mixed Use						Special	DT	RIV													
R1D	R1A	R2	R3	RM	NDN	LNC	NDI	IINC	HC	GI	III	UC-MU	UC-E	R-MI	P	H	FMI	GT		RM	MU	NS	GI	IMU

**Use Classification**

services within completely enclosed buildings, but not including General Vehicle/Equipment Repair services. Typical uses include businesses engaged in the following activities: Electronic tune-ups; Brake repairs (including drum turning); Air conditioning repairs; Transmission and engine repairs; Tire repairs; Front end alignments; Battery recharging; Oil changes and lubrication; and State Inspection stations.

**Standard**  
See § 911.04.x

**Vehicle/Equipment Repair (General)** means:  
 1. Any vehicle/equipment service not conducted within a completely enclosed building;  
 2. Any establishment engaged in body work or painting of vehicles or equipment; or  
 3. Any establishment involved in the repair of heavy equipment, including any vehicle with more than two axles.  
 Typical uses include paint and body shops, truck repair facilities and heavy machinery repair shops.

S S P P A A A P A § 911.04A.74

**Vehicle/Equipment Sales** means an establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rentals, boat sales, motorcycle sales, construction equipment rental yards, moving trailer rental, farm equipment sale and rental, and machinery sales, service and rental.

**Vehicle/Equipment Sales (Limited)** means a Vehicle/Equipment Sales use with a gross floor area of less than 10,000 square feet and a site of less than one acre.

S A A P P A P A § 911.04A.75

**Vehicle/Equipment Sales (General)** means a Vehicle/Equipment Sales use with a gross floor area of 10,000 square feet or more or a site of one acre or more.

S S A P A P S § 911.04A.76

**Vocational School** means an establishment offering regularly scheduled instruction in professional, technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.































































































