

- (3) The Suburban Neighborhood Commercial (SNC) District is characterized by a suburban development pattern. Although a pedestrian orientation is encouraged, development may be more auto-oriented than the MNC or ENC commercial districts.
- (B) General Commercial Districts. To provide a wide range of goods and services to a large consumer population coming from an extensive area.
- (1) Development in the Mature General Commercial (MGC) District must have an urban development pattern. The buildings are to be at or close to the sidewalk. The land uses may be more intense, than typically found in other neighborhood commercial districts.
- (2) Development in the Eclectic General Commercial (EGC) District may be more suburban in form, but pedestrian orientation is still a priority.
- (3) The Suburban General Commercial (SGC) District will have a suburban development pattern, with the largest lots and the deepest building setbacks of all the commercial districts. (Ord. 30515-05, passed 12-28-05)

150.325.2 Permitted Uses.

- (A) Permitted Uses. See sub-section 150.300.2, Use Regulations.
- (B) Schedule 150.325.2 of Permitted Uses. (Ord. 30515-05, passed 12-28-05; amend Ord. 30643-07, passed 3-21-07; amend Ord. 30762-08, passed 7-16-08; amend Ord. 30893-09, passed 7-15-09; amend Ord. 31028-10, passed 10-20-10; amend Ord. 31142-11, passed 12-21-11; amend Ord. 31283-13, passed 12-18-13; amend Ord. 31490-16, passed 5-04-16; amend Ord. 31574-17, passed 7-05-17; amend Ord. 31738-19, passed 5-29-19; amend Ord. 31983-22, passed 8-10-22)

Schedule 150.325.2 PERMITTED USES IN COMMERCIAL DISTRICTS						
Land Use Category	MNC	ENC	SNC	MGC	EGC	SGC
	Mature Neighborhood Commercial	Eclectic Neighborhood Commercial	Suburban Neighborhood Commercial	Mature General Commercial	Eclectic General Commercial	Suburban General Commercial
(1) Residential						
(a) Single-family dwelling, detached	1	1		1		
(b) Single-family dwelling, attached	P*	P*				
(c) Two-family dwelling	1	1				
(d) Multi-family dwelling	P*	P*	P*	P*	P*	P*

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	Mature Neighborhood Commercial	Eclectic Neighborhood Commercial	Suburban Neighborhood Commercial	Mature General Commercial	Eclectic General Commercial	Suburban General Commercial
(e) Dwelling, Neighborhood Multi-family for 3-4 dwelling units	P*8	P*8	P*8	P*8	P*8	P*8
(f) Family day care home for 1-6 children (type B)	P	P		P		
(g) Family day care home for 7-12 children (type A)	C	C				
(2) Residential/Work						
(a) Home Occupation	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴
(b) Live-work unit	P	P	P	P	P	P
(c) Work-live unit	P	P	P	P	P	P
(3) Mixed Use						
(a) Mixed use/residential	P*	P*	P*	P*	P*	P*
(4) Community Facilities/Institutions						
(a) Assembly hall/auditorium			P	P	P	P
(b) Church/religious assembly	P	P	P	P	P	P
(c) Community center	P	P	P	P	P	P
(d) Congregate care facility/nursing home	C	C	C	C	P	P
(e) Cultural institution	P	P	P	P	P	P
(f) Library	P	P	P	P	P	P
(g) Membership Club	P	P	P	P	P	P
(h) Public safety facility	P	P	P	P	P	P
(i) Utility substation/distributi on facility, indoor					P	P
(j) Utility substation/ distribution facility, outdoor	C	C	C	C	P	P

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	Mature Neighborhood Commercial	Eclectic Neighborhood Commercial	Suburban Neighborhood Commercial	Mature General Commercial	Eclectic General Commercial	Suburban General Commercial
(5) Educational Facilities						
(a) Day care center, child and adult	P*	P*	P*	P*	P*	P*
(b) School (public/private), college/university				C	C	C
(c) School (public/private), elementary/ secondary				C	C	C
(d) School specialty/personal instruction	C	C	C	P	P	P
(6) Recreation/Open Space						
(a) Health club	P	P	P	P	P	P
(b) Model airplane flying facility						C
(c) Park/playground		P	P		P	P
(d) Recreation facility, indoor				P	P	P
(e) Recreation facility, outdoor						
(f) Sports facility					C	C
(g) Theater, drive- in/outdoor					C	C
(h) Theater, indoor				C	C	C
(7) Office/Professional Services						
(a) Financial institution/bank	P	P	P	P	P	P
(b) Marijuana establishment, laboratory	P	P	P	P	P	P
(c) Office – administrative/prof essional	P	P	P	P	P	P
(d) Office – medical/dental/heal th services	P*	P*	P*	P*	P*	P*

Schedule 150.325.2
PERMITTED USES IN COMMERCIAL DISTRICTS

Land Use Category	MNC	ENC	SNC	MGC	EGC	SGC
	Mature Neighborhood Commercial	Eclectic Neighborhood Commercial	Suburban Neighborhood Commercial	Mature General Commercial	Eclectic General Commercial	Suburban General Commercial
(8) Retail/Personal Services						
(a) Animal hospital/clinic					p ²	p ²
(b) Animal boarding facility with no outside run or kennel						P
(c) Animal boarding facility with outside run and/or-kennel						C
(d) Freestanding Drive-thru facility					C	C
(e) Drive-thru facility	C	C	C	C	P*	P*
(f) Funeral home & related facilities					P	P
(g) Marijuana establishment, dispensary	P	P	P	P	P	P
(h) Outdoor display/sales except for motor vehicles	A	A	A	A	C	C
(i) Restaurant, indoor dining	P	P	P	P	P	P
(j) Restaurant, outdoor dining	P*	P*	P*	P*	P*	P*
(k) Retail establishment	P	P	P	P	P	P
(l) Service establishment, business	P	P	P	P	P	P
(m) Service establishment, personal	P	P	P	P	P	P
(9) Lodging						
(a) Bed & breakfast	P*	P*	P*	P*	P*	P*
(b) Hotel/motel				P	P	P

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(10) Motor Vehicle/Transportation						
(a) Automobile service station				P*	P*	P*
(b) Car wash					P*	P*
(c) Equipment sales/rental/service (includes agricultural implements)				C	P*	P*
(d) Motor vehicle body shop				C	A ³	A ³
(e) Motor vehicle repair (including boats)				P*	P*	P*
(f) Motor vehicle sales/rental (including boats)					P* ³	P* ³
(g) Parking lot as principal use	C	C	P*	C	P*	P*
(h) Parking lot, restricted	C	C	C	C	C	C
(i) Parking structure	C	C	C	C	C	C
(j) Transit station					C	C
(k) Transit turnaround			C		C	C
(l) Vehicle fueling station					C	C

Schedule 150.325.2
PERMITTED USES IN COMMERCIAL DISTRICTS

Land Use Category	MNC Mature Neighborhood Commercial	ENC Eclectic Neighborhood Commercial	SNC Suburban Neighborhood Commercial	MGC Mature General Commercial	EGC Eclectic General Commercial	SGC Suburban General Commercial
(11) Storage and Distribution						
(a) Marijuana establishment, processing	P	P	P	P	P	P
(b) Recycling collection facility, small						
(c) Self-storage facility, indoor						
(d) Wholesale sales and/or distribution, indoor				C	C	C
(12) Other						
(a) Bee keeping	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
(b) Community garden	P*	P*	P*	P*	P*	P*
(c) Harvesting	P*	P*	P*	P*	P*	P*
(d) Microbottler	P*	P*	P*	P*	P*	P*
(e) Plant nursery/greenhouse					P*	P*
(f) Solar energy structure	C	C	C	C	C	C
(g) Solar panel, building	P*	P*	P*	P*	P*	P*
(h) Telecommunication facility – Tower	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	P ⁹
(i) Telecommunication facility – Co-location of antennae	P	P	P	P	P	P
(j) Utility box	P*	P*	P*	P*	P*	P*
(k) Wall mural	P*	P*	P*	P*	P*	P*
(l) Wind turbine	C	C	C	C	C	C
(m) Windmill, micro	P*	P*	P*	P*	P*	P*
(13) Accessory Uses						
(a) Accessory Buildings	A	A	A	A	A	A

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(b) Animal boarding facility with no outside run or kennel ²					A	A
(c) Composting, incidental	A ⁶	A ⁶	A ⁶	A ⁶	A ⁶	A ⁶
(d) Fences and Walls	A	A	A	A	A	A
(e) Home Occupation	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴
(f) Off-street parking areas and loading facilities	A	A	A	A	A	A
(g) Signs	A	A	A	A	A	A
(h) Solar energy structure	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷
(i) Outdoor storage, equipment/vehicles					A	A
(j) Outdoor storage, goods & general materials					A	A
(k) Trash receptacles	A	A	A	A	A	A

Notes to Schedule 150.325.2 on next page

Notes to Schedule 150.325.2:

¹ Only detached single-family dwellings and two-family dwellings that existed prior to August 1, 2006 shall be permitted. Newly constructed single-family detached and two-family dwellings shall not be permitted.

² Animal boarding facilities with no outside facilities may be accessory to a permitted animal hospital or clinic

³ Motor vehicle sales establishments may have motor vehicle body shops provided these shops are accessory to the principal use.

⁴ As regulated by Section 150.440, Home Occupation Regulations

⁵ As further regulated by Section 150.420.1, Bee keeping

⁶ As further regulated by Section 150.420.1.5, Composting, incidental

⁷ As further regulated by Section 150.565, Solar energy structure

⁸ Shall only be permitted with standards in a residentially constructed building existing prior to August 1, 2006. If a new build, shall not be permitted.

⁹ As regulated by Section 150.600, Telecommunications Towers.

P= Use permitted by right; P* = Use permitted by right as further regulated by Section 150.500, Conditional Use and Specific Use Regulations;

C= Conditional Use; A=Accessory Use; Blank Cell = Use not permitted

150.325.3 Lot and Setback Requirements