

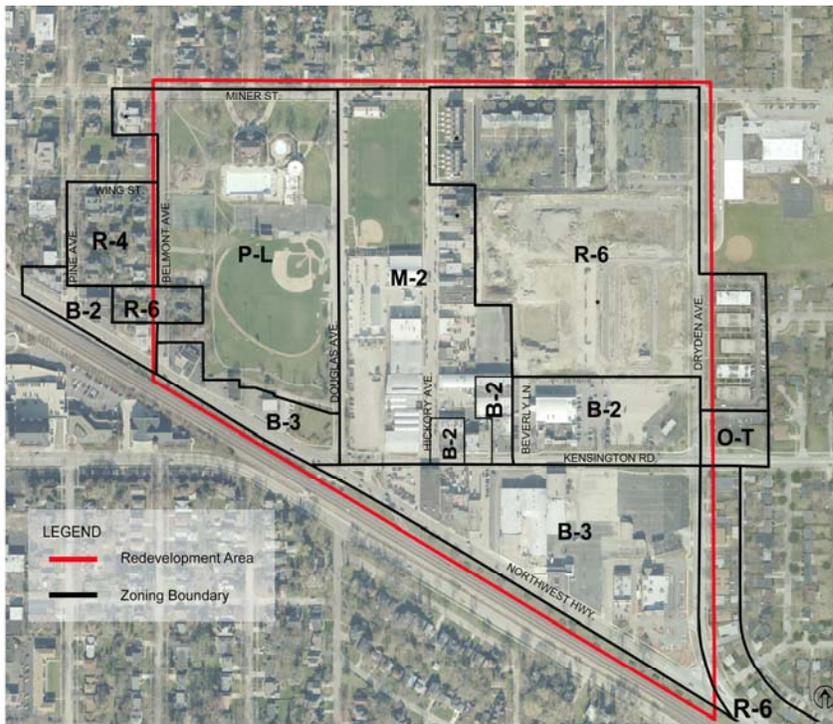
STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: April 24, 2013
Date Prepared: April 11, 2013
Project Title: Hickory Kensington Area Rezoning

BACKGROUND INFORMATION

Petitioner: Village of Arlington Heights
Address: 33 S. Arlington Heights Road
 Arlington Heights IL 60005
Existing Zoning: M-2 Limited Heavy Manufacturing
Requested Action: Rezoning from M-2 to R-6, R-7, B-2 pursuant to the Hickory Kensington Area Plan (see attached map of areas proposed for rezoning).

Existing Zoning Map:



Surrounding Land Uses:

| Direction | Existing Zoning | Existing Use | Comprehensive Plan |
|-----------|--|--------------------------------------|--------------------------------------|
| North | M-2 Limited Heavy Manufact., R-6 Multiple Family | Rec Park; Hickory Townhomes | Parks; Moderate Density Multi Family |
| South | B-3, General Service, Wholesale and Motor Vehicle District | Commercial | Commercial |
| East | R-6 Multiple Family B-2, General Business District | Arlington Crossings TH Commercial | Moderate Density MF; Commercial |
| West | P-L Public Land | Rec Park | Parks |

Background:

On January 7, 2013 the Village Board approved the Hickory Kensington Area Plan (Ordinance #13-001). Approval of the Plan included changes to the Land Use Map as depicted on page 17 (and attached as Exhibit A). In addition, several recommendations and actions were adopted in the Plan including the following:

- Recommendation 4:* Rezone properties from M-2 to R-6, R-7 and B-2 as illustrated in the Zoning Map on page 25.
- Action:* Commence Plan Commission public hearing process to rezone said properties as soon as feasible concurrent with consideration of an Overlay Zone.
- Recommendation 5:* Adopt an Overlay Zone specific to the unique characteristics of the area creating development guidelines.
- Action:* Develop specific text amendments to Chapter 28 – Zoning Regulations, creating an Overlay Zone, and proceed with Plan Commission public hearing and Board consideration concurrent with rezoning.

Zoning and Comprehensive Plan

The proposed rezonings are consistent with the Village Comprehensive Plan which designates the area as Moderate Density Multi Family, High Density Multi Family, and Mixed Use (Exhibit A). In addition, the rezoning of properties is in conjunction with the proposed Overlay Zone text amendments, which are being reviewed by the Ordinance Review Committee. Attached to this report is the Proposed Zoning map for the area.

An important element of the Overlay Zone text amendments is the provision which allows existing buildings that are rezoned from M-2 to either R-6, R-7 or B-2 (depending on location) to continue to re-tenant for uses permitted in the M-2 zoning district as follows:

- k. Buildings constructed prior to adoption of this Ordinance, in areas zoned M-2 as set forth on the Village’s Zoning Map dated January 1, 2013, can be occupied by uses permitted in the M-2 Limited Heavy Manufacturing District as outlined in Section 5.5-1.

This will allow new tenants as permitted in Section 5.5-1 Non Manufacturing and Non Residential, but not permit uses in the more intense Section 5.5-2 Processing and Manufacturing. A copy of the Permitted Use table, Sections 5.5-1 and 5.5-2 is attached.

Plat and Subdivision Committee

The Plat and Subdivision Committee recommended approval of the rezoning at their March 27, 2013 meeting.

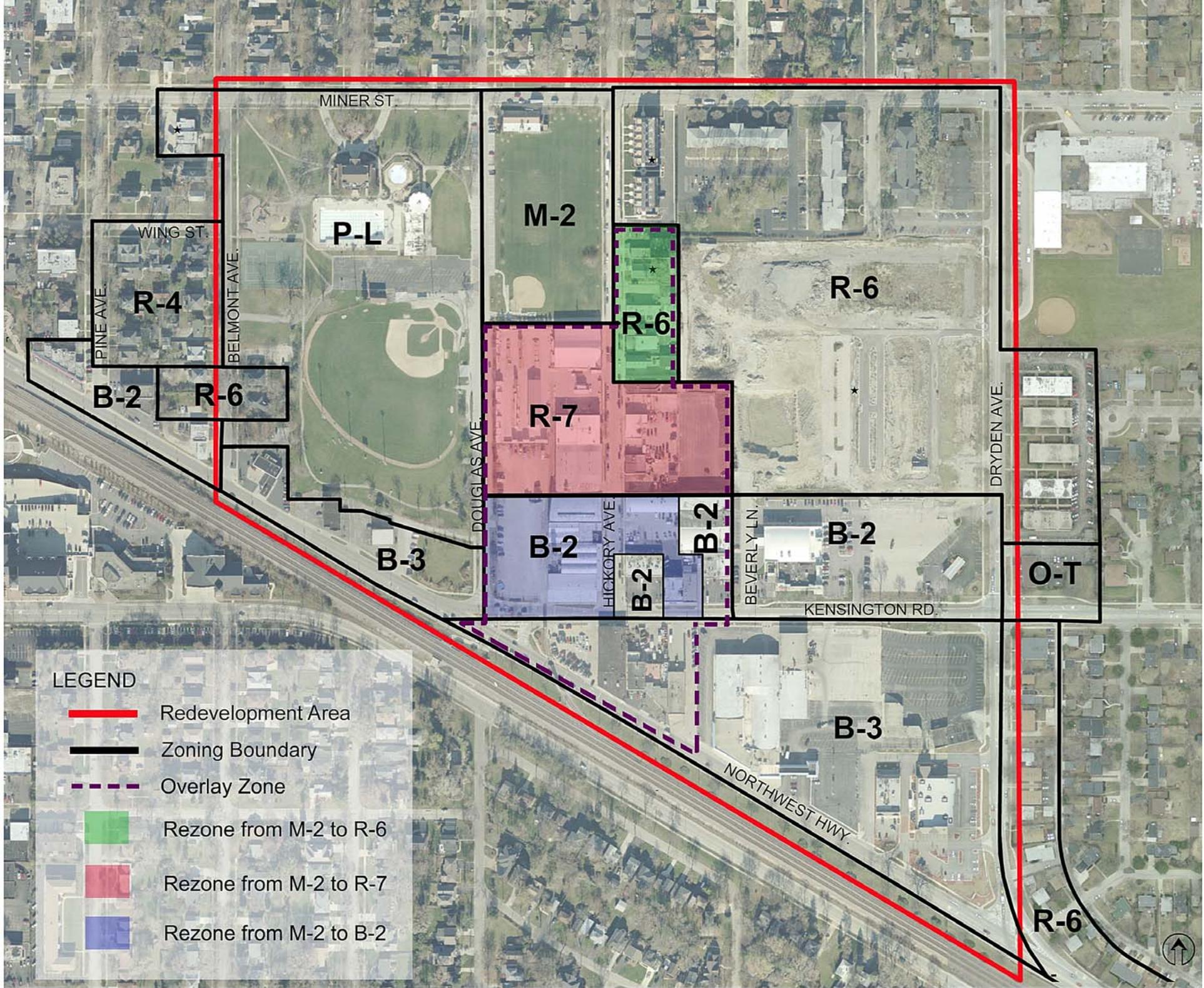
RECOMMENDATION

The Staff Development Committee recommends **approval** of the Hickory Kensington Area rezoning from M-2 Limited Heavy Manufacturing District to R-6 Multiple Family Dwelling District, R-7 Multiple Family Dwelling District, B-2 General Business District pursuant to the Proposed Zoning Map attached.

April 11, 2013

Bill Enright, Deputy Director of Planning and Community Development

Cc: William C. Dixon, Village Manager
All Department Heads



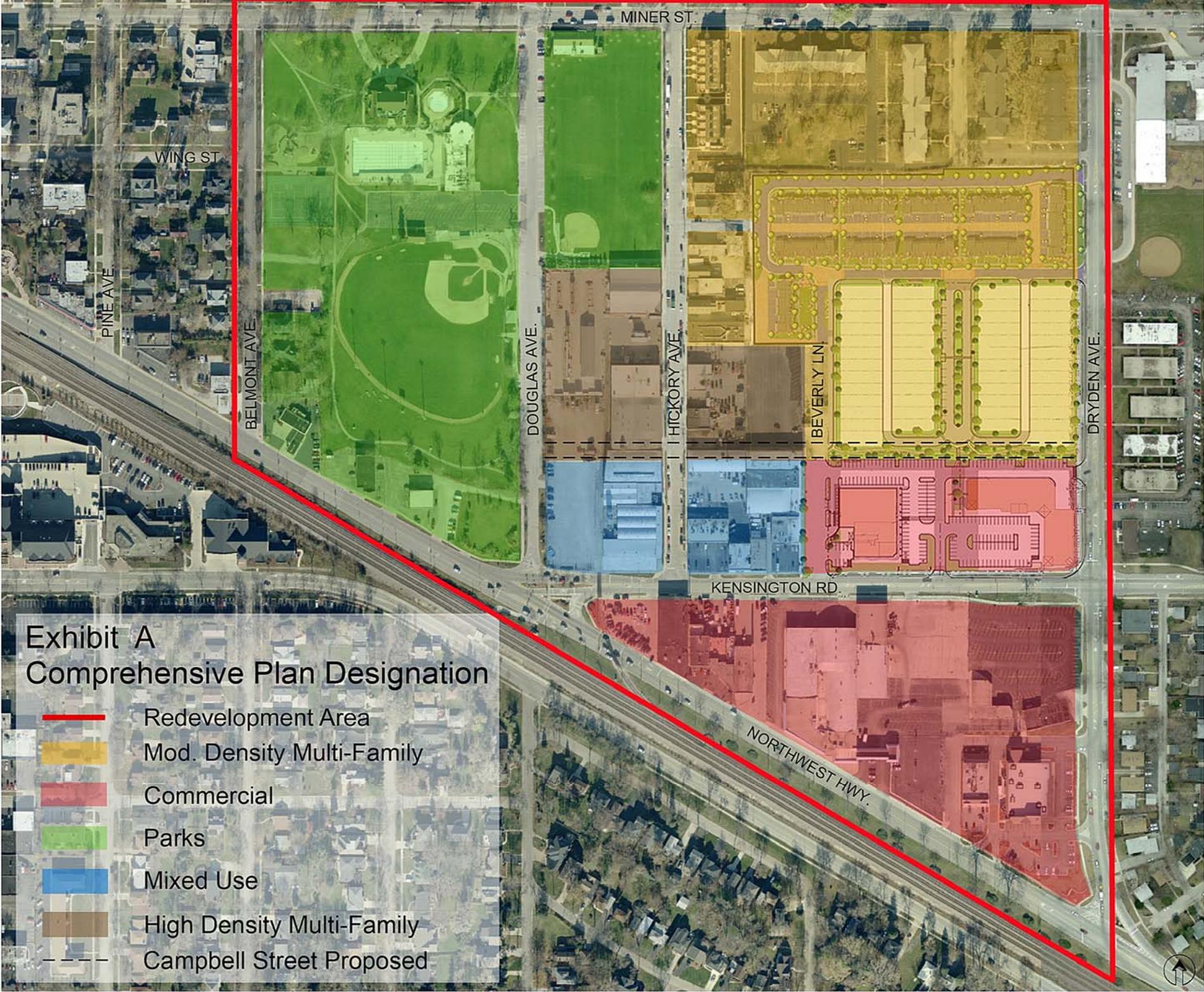


Exhibit A Comprehensive Plan Designation

- Red line: Redevelopment Area
- Yellow box: Mod. Density Multi-Family
- Red box: Commercial
- Green box: Parks
- Blue box: Mixed Use
- Brown box: High Density Multi-Family
- Dashed line: Campbell Street Proposed



5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | S | X | ACCESSORY USES INCIDENTAL TO PERMITTED PRINCIPAL USES (Ord. #06-064) | X | X | X | X | X | X | X | X | X |
| | | | | | | | | | ADULT BUSINESS | | | S | | | | | | |
| | | | | | | | | | AGRICULTURAL IMPLEMENT SALES AND SERVICE WHEN CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING | | | | X | | | | | |
| | | | | | | | X | | AMBULATORY CARE FACILITY | | | | | | | | | |
| | | | | | | | | | ANIMAL HOSPITALS | | X | X | | | | | | |
| | | | | | | | S | S | ANTENNA-RADIO-TELEPHONE, AND TELEVISION RECEIVING OR TRANSMITTING ANTENNA COMMERCIAL STRUCTURE AND OTHER ELECTRONIC EQUIPMENT REQUIRING OUTDOOR STRUCTURES AS DEFINED AND RESTRICTED IN CHAPTER 23 | S | S | S | S | S | S | S | S | S |
| X | X | X | X | X | X | | | | ANTENNA, NON-COMMERCIAL, AND RELATED STRUCTURES SUBJECT TO THE REGULATIONS IN CHAPTER 23, ARTICLE XIII | | | | | | | | | |
| | | | | | | | | | ANTIQUÉ SHOPS | X | X | X | X | X | | | | |
| | | | | | | | | | APPLIANCE SALES | | X | X | X | X | | | | |
| | | | | | | | | | ARCADE, AMUSEMENT/INTERNET COMPUTER, LARGE (See Additional Requirements for Use Districts) | | S | S | | | | | | |
| | | | | | | | | | ARCADE, AMUSEMENT/INTERNET COMPUTER, SMALL | | X | X | | | | | | |
| | | | | | | | | | ART GALLERIES (Ord. #12-055) | X | X | X | X | X | | | | |
| | | | | | | | | | ARTS & CRAFT STUDIOS | | X | X | X | X | | | | |
| | | | | | | | | | ARTS, CRAFTS, & SCHOOL SUPPLY STORES | X | X | X | X | X | | | | |
| | | | | | | | | | AUCTION ROOMS | | X | X | X | X | | | | |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | AUDITORIUM, STADIUM, ARENA, MEETING HALL, GYMNASIUM & OTHER SIMILAR PLACES FOR PUBLIC EVENTS (Ord. #12-055) | | S | S | | S | | | | |
| | | | | | | | | | AUTOMOBILE CAR WASH | | | S | | | | | | |
| | | | | | | | | | AUTOMOBILE DRIVING SCHOOL (Ord. #12-055) | | | X | X | | | | | |
| | | | | | | | | | AUTO PARTS & SUPPLY STORES (Ord. #03-055, #12-055) | | X | X | X | X | | | | |
| | | | | | | | | | AUTOMOBILE SERVICE STATIONS, WITH OR WITHOUT CONVENIENCE MARTS | | S | S | | | | | | |
| | | | | | | | | | BAKERY | X | X | X | | X | | | | |
| | | | | | | | | | BANKS & FINANCIAL INSTITUTIONS, ALSO SEE DRIVE-INS | X | X | X | X | X | | | | |
| | | | | | | | | | BANQUET HALLS | | S | S | | S | | | | |
| | | | | | | | | | BARBER SHOPS | X | X | X | X | X | | | | |
| | | | | | | | | | BEAUTY SHOPS (Ord. #12-055) | X | X | X | X | X | | | | |
| | | | | | | | | | BICYCLE SALES, REPAIR & RENTAL | X | X | X | X | X | | | | |
| | | | | | | | | | BOOK OR STATIONERY STORES | X | X | X | X | X | | | | |
| | | | | | | | | | BROADCASTING STATION-RADIO & TELEVISION (Ord. #12-055) | X | X | X | X | X | | | X | |
| | | | | | | | | | BOWLING ALLEYS (Ord. #12-055) | | X | X | | S | | | | |
| | | | | | | | | | BUILDING MATERIALS, RETAIL SALES | | X | X | | | | | | |
| | | | | | | | | | BUILDING MATERIALS, WHOLESALE | | | | | | | | | X |
| | | | | | | | | | CAMERA & PHOTOGRAPHIC SUPPLY STORES | X | X | X | X | X | | | | |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | X | | CARE FACILITIES, AMBULATORY (Ord. #12-055) | | | | | | | | | |
| | | | | | | | X | | CARE FACILITIES, LONG, INTERMEDIATE AND EXTENDED | | | | | | | | | |
| | | | | | | | | | CARPET CLEANING AND SERVICE, CLEANING TO BE DONE OFF THE PREMISES OF ESTABLISHMENT | | | | X | | | | | |
| | | | | | | | | | CARPET, RUG AND LINOLEUM STORES | | X | X | X | X | | | | |
| | | | | | | | | | CATERING ESTABLISHMENTS | S | X | X | X | | | | | |
| S | S | S | | | | | | | CEMETERIES, CREMATORIES OR MAUSOLEUMS | | | | | | | | | |
| X | X | X | X | X | X | X | X | | CHURCHES, SYNAGOGUES AND OTHER PLACES OF WORSHIP (INCLUDING LODGING) | | | | | | | | | |
| | | | | | | | | | (Ord. #12-055) CLOTHING & CLOTHING ACCESSORY AND COSTUME RENTAL STORES | X | X | X | X | X | | | | |
| | | | | | | | | | CLUBS & LODGES, PRIVATE | | S | S | | S | | | | |
| | | | | | | | | | COMMUNITY CENTER, RECREATION BUILDING, MUNICIPAL OR NON-PROFIT | S | S | S | | S | S | S | S | |
| X | X | X | X | X | X | X | X | | COMMUNITY RESIDENCE, LARGE (See Additional Requirements in Use District) | | | | | | | | | |
| X | X | X | X | X | X | X | X | | COMMUNITY RESIDENCE, SMALL (Ord. #12-055) | | | | | | | | | |
| | | | | | | | | | CONSTRUCTION YARD (Ord. #12-055) | | | | | | | | | X |
| | | | | | | | | | CONTRACTOR OFFICE AND DESIGN SHOWROOM - NO VEHICLE STORAGE | X | X | X | X | X | | | X | X |
| | | | | | | | | | CONTRACTOR SHOPS | | | | X | | | | X | X |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | (Ord. #12-055) CONVENIENT MART AND FOOD STORES | X | X | X | X | X | | | | |
| | | | | | | | | | CURRENCY EXCHANGES | X | X | X | X | X | | | X | |
| | | | | | | | | | DANCE HALLS | | S | S | | | | | | |
| S | S | S | S | S | S | S | S | S | (Ord. #12-055) DAY CARE CENTERS | S | S | S | S | S | | | S | |
| X | X | X | X | X | X | X | X | | DAY CARE HOMES LICENSED BY THE VILLAGE IN SINGLE-FAMILY HOMES | | | | | | | | | |
| | | | | | | | | | DEPARTMENT STORES | | X | X | X | X | | | | |
| | | | | | | | S | | DORMITORY | | | | | | | | | |
| | | | | | | | | | DRIVE-THROUGH FACILITIES WHEN USED IN CONJUNCTION WITH USES OTHERWISE PERMITTED | | S | S | | S | | | | |
| | | | | | | | | | DRUG STORE AND PHARMACY | X | X | X | | X | | | | |
| X | X | X | X | X | X | X | X | X | EARTH STATIONS, COMMERCIAL AND NON-COMMERCIAL, REQUIRING OUTDOOR STRUCTURES AS REGULATED IN CHL 23 AND SEC. 6.15 | X | X | X | X | X | X | X | X | X |
| | | | | | | | | | ELECTRICAL EQUIPMENT SALES SUCH AS MOTORS, TRANSFORMERS | | X | X | | | | | | |
| | | | | | | | | | ELECTRONIC PRODUCT SALES | X | X | X | X | X | | | | |
| | | | | | | | | S | (Ord. #12-055) EMPLOYMENT AGENCIES | X | X | X | X | X | | | | |
| | | | | | | | | | EQUIPMENT RENTAL & LEASING FOR HOME, OFFICE & BUSINESS | | X | X | X | | | | X | X |
| | | | | | | | | | EQUIPMENT RENTAL, INDUSTRIAL | | | | | | | | X | X |
| | | | | | | | | | EXTERMINATING SHOPS | | | X | X | | | | | X |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | FACILITIES OWNED AND OPERATED BY THE VILLAGE OF ARLINGTON HTS., A.H. MEMORIAL LIBRARY & BRANCHES THEREOF AND THE A.H. PARK DISTRICT | | | | | | | X | | |
| | | | | | | | | | FAIRGROUNDS, KIDDIE PARKS OR OTHER SIMILAR AMUSEMENT CENTERS, PRIVATELY OWNED | | | S | | | | | | |
| | | | | | | | | | FLORIST SHOPS | X | X | X | X | X | | | | |
| | | | | | | | | | FOOD STORES | X | X | X | X | X | | | | |
| | | | | | | | | | FREIGHT TERMINAL, MOTOR OR CARGO | | | | | | | | | X |
| | | | | | | | | | FUNERAL PARLOR, MORTUARY | | X | X | X | | | | | |
| | | | | | | | | | FURNITURE CLEANING, REFINISHING AND UPHOLSTERING | | | | X | | | | | X |
| | | | | | | | | | FURNITURE & HOME FURNISHING STORES | X | X | X | X | X | | | | |
| | | | | | | | | | FURRIER SHOPS | X | X | X | X | X | | | | |
| | | | | | | | | | GARDEN CENTER | | X | X | X | | | | | |
| | | | | | | | | | (Ord. #12-055) GENERAL MERCHANDISE STORES | X | X | X | | X | | | | |
| | | | | | | | | | GIFT SHOPS | X | X | X | X | X | | | | |
| | | | | | | | | | GLASS CUTTING, GLAZING & SALES | | X | X | X | | | | | |
| S | S | S | S | S | | | | | GOLF COURSE, PUBLIC & PRIVATE | | | | | | | S | | |
| | | | | | | | | | HARDWARE STORES | X | X | X | X | X | | | | |
| | | | | | | | X | | (Ord. #07-009) HEALTH & MEDICAL INSTITUTIONS INCLUDING HOSPITALS OR SANTTARIUMS | | | | | | | | | |
| | | | | | | | | | HEALTH CLUBS | | X | X | | X | | S | | |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | S | | HELIPORT SUBJECT TO FEDERAL AVIATION ADMINISTRATION | S | S | S | S | S | S | S | S | S |
| | | | | | | | | | HOBBY, TOY AND GAME SHOPS | X | X | X | X | X | | | | |
| X | X | X | X | X | X | X | X | | HOME OCCUPATIONS AS REGULATED BY SECTION 6.17 | | | | | | | | | |
| | | | | | | | | | HOTEL | | S | S | | S | | | | |
| | | | | | | | | | HOTEL, APARTMENT | | | | | S | | | | |
| | | | S | S | S | S | X | | INSTITUTION, RESIDENTIAL | | | | | | | | | |
| | | | | | | | | | INTERIOR DECORATING SHOPS | X | X | X | X | X | | | | |
| | | | | | | | | | JANITORIAL & CLEANING SERVICES | | | | X | | | | X | X |
| | | | | | | | | | JEWELRY STORES | X | X | X | X | X | | | | |
| | | | | | | | | | KENNEL, COMMERCIAL | | | S | | | | | | |
| | | | | | | | | S | (Ord. #12-055) LABORATORIES, MEDICAL AND DENTAL | | X | X | X | | | | S | |
| | | | | | | | | | (Ord. #12-055) LAUNDROMAT AUTOMATIC SELF-SERVICE TYPE OR HAND | X | X | X | X | | | | | |
| | | | | | | | | | LAUNDRIES & DRYCLEANING, INDUSTRIAL | | | | | | | | X | X |
| | | | | | | | | | LAUNDRY & DRYCLEANING ESTABLISHMENTS LIMITED TO 5,000-S.F. OF GROSS FLOOR AREA PER ESTABLISHMENT | X | X | X | X | X | | | | |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | LEATHER GOODS AND LUGGAGE STORES | X | X | X | X | X | | | | |
| | | | | | | | | | LIQUOR STORES, PACKAGE GOODS ONLY | X | X | X | | X | | | | |
| | | | | | | | | X | (Ord. #12-055) LOAN OFFICES | X | X | X | | X | | | X | |
| | | | | | | | | | LOCKSMITH SHOPS | X | X | X | X | | | | | |
| | | | | | | | | | MACHINERY SALES & SERVICE | | | X | X | | | | | |
| | | | | | | | | | MEDICAL, DENTAL & ORTHOPEDIC APPLIANCE & INSTRUMENT SERVICE | | | | X | | | | X | |
| | | | | | | | | | MEDICAL, DENTAL & ORTHOPEDIC APPLIANCE & INSTRUMENT SUPPLY SALES | | X | X | X | | | | | |
| | | | | | | | | | MONUMENT SALES | | | X | | | | | | |
| | | | | | | | | | (Ord. #12-055) MOTOR VEHICLE RENTAL INCLUDING AUTOMOBILES, MOTORCYCLES, TRUCKS, TRAILERS | | S | X | | | | | | X |
| | | | | | | | | | MOTOR VEHICLE REPAIR, MAJOR | | | X | | | | | | X |
| | | | | | | | | | MOTOR VEHICLE REPAIR, MINOR | | S | X | | | | | | |
| | | | | | | | | | MOTOR VEHICLES SALES AND INCIDENTAL RENTAL OF MOTOR VEHICLES, INCLUDING AUTOMOBILES, MOTORCYCLES, TRUCKS & TRAILERS, INCLUDING AUXILIARY SERVICE & REPAIRS IN CONJUNCTION THEREIN IF CONDUCTED WHOLLY WITHIN A COMPLETELY ENCLOSED BUILDING | | S | X | | | | | | |
| | | | | | | | | | MOTOR VEHICLE SALES LOTS WHEN CONTIGUOUS TO & ADJOINING AUTOMOBILE SALES ROOM FOR THE SALE OF AUTOMOBILES UNDER THE SAME OWNERSHIP | | S | X | | | | | | |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | MUSIC CONSERVATORIES OR MUSIC INSTRUCTION | X | X | X | X | X | | | | |
| | | | | | | | | | MUSICAL INSTRUMENT STORE | X | X | X | X | X | | | | |
| | | | | | | | | | NEWSPAPER DISTRIBUTION AGENCY | | | | | | | | X | X |
| | | | | | | | | | OFFICE SUPPLY STORE | X | X | X | X | X | | | | |
| | | | | | | | X | X | OFFICES: BUSINESS AND PROFESSIONAL | X | X | X | X | X | X | X | X | X |
| | | | | | | | X | X | OFFICES: MEDICAL & DENTAL CLINICS, INCLUDING LABORATORIES | X | X | X | X | X | | | X | X |
| | | | | | | | | | PAINT & WALLPAPER STORE | X | X | X | X | X | | | | |
| | | | | | | | | | PARCEL DELIVERY & PICK-UP SERVICE | | X | X | X | X | | | X | X |
| | | | | | | | | | (Ord. #06-058) PARKING GARAGES, MUNICIPAL | | | | | X | | X | | |
| | | | | | | | S | S | (Ord. #06-058) PARKING GARAGE, PRIVATE CUSTOMER AND EMPLOYEE | S | S | S | S | S | S | S | S | S |
| | | | | | | | | | (Ord. #06-058) PARKING LOTS & GARAGES PRIVATE/GENERAL PUBLIC | | | | | | | | | |
| | | | | | | | | | PAWN SHOP/CASH CONVERTER | | X | X | | | | | | |
| | | | | | | | | | (Ord. #11-024) PERSONAL TRAINER | X | X | X | X | X | | | X | X |
| | | | | | | | | | PET GROOMING ESTABLISHMENTS | X | X | X | X | | | | | |
| | | | | | | | | | PET SHOPS & SUPPLY STORE | | X | X | | X | | | | |
| | | | | | | | | X | (Ord. #12-055) PHOTOGRAPHERS | X | X | X | X | X | | | | |
| | | | | | | | | | PHOTOGRAPHIC DEVELOPING & PROCESSING | | X | X | X | X | | | | |
| | | | | | | | X | X | (Ord. #07-009, #12-055) PHYSICAL REHABILITATION CENTER | X | X | X | X | S | | | | |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | PICTURE FRAMING, RETAIL ESTABLISHMENTS | X | X | X | X | X | | | | |
| | | | | | | | | | POST OFFICE NOT INCLUDING BULK DISTRIBUTION | | X | X | | | | | X | X |
| | | | | | | | | | POST OFFICE BULK MAIL DISTRIBUTION | | | | | | | | X | X |
| | | | | | | | | | (Ord. #12-055) PRINTING SERVICES, RETAIL | X | X | X | X | X | | | | |
| S | S | S | S | S | S | S | S | S | PRIVATE & PUBLIC UTILITY FACILITIES | S | S | S | S | S | S | S | S | S |
| | | | | | | | | | PROCESS & MANUFACTURING OF THE FOLLOWING (See Section 5.5-2) | | | | | | | | | |
| | | | | | | | | | (Ord. #12-055) PRIVATE BUILDINGS SUCH AS ART GALLERY, LIBRARY, MUSEUM OR OTHER SIMILAR STRUCTURES | S | S | S | | S | | | | |
| | | | | | | | | | RAILROAD PASSENGER STATION | | | S | | S | | | | |
| | | | | | | | | | RECREATION FACILITIES COMMERCIAL INCLUDING HEALTH CLUBS | | X | X | | X | | | X | X |
| | | | | | | | | | RECREATIONAL VEHICLES & BOATS, SALES & SUPPLIES | | | X | | | | | | |
| | | | | | | | | | REPAIR, MAJOR | | | | X | | | | | X |
| | | | | | | | | | REPAIR, MINOR | X | X | X | X | | | | | |
| | | | | | | | | | (Ord. #12-055) RESEARCH AND DEVELOPMENT ESTABLISHMENTS | | | | | | | | X | X |
| | | | | | | | | | RESTAURANT | S | S | S | | S | | | | |
| | | | | | | | | | RESTAURANT, AMUSEMENT DEVICE ARCADE (See Additional Requirements in Use District) | | S | S | | | | | | |
| | | | | | | | | | (Ord. #12-055) SCHOOLS, COMMERCIAL | X | X | X | X | X | | | X | X |
| S | S | S | S | S | S | | S | | SCHOOLS, ELEMENTARY, HIGH AND COLLEGE (PUBLIC & PRIVATE) (See Additional Requirements in Use District) | | | | | | | | | |

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

| <u>R-E</u> <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | PERMITTED-SPECIAL USES | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|--------------------------|------------|------------|------------|------------|------------|------------|----------|------------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | SECONDHAND STORE | | X | X | X | X | | | | |
| | | | | | | | | | SECURITY & GUARD FIRMS | | | | X | X | | | X | X |
| S | S | S | S | S | S | | S | | SEWING SUPPLIES & FABRIC | | X | X | | X | | | | |
| | | | | | | | | | SHELTER CARE HOMES | | | | | | | | | |
| | | | | | | | | | SHOE STORE AND REPAIR | X | X | X | X | X | | | | |
| | | | | | | | | | SIGN PAINTING SHOP, IF CONDUCTED WHOLY WITHIN A COMPLETELY ENCLOSED BUILDING | | | X | X | | | | | |
| | | | | | | | | | SPORTING GOODS STORE (Ord. #12-055) | X | X | X | X | X | | | | |
| | | | | | | | | | STORAGE FACILITIES NOT LOCATED ALONG MAJOR OR SECONDARY ARTERIAL STREETS | | | | | | | | X | X |
| | | | | | | | | | STUDIOS, RECORDING | | X | X | X | | | | X | X |
| | | | | | | | | | TAILOR & DRESSMAKING SHOP (Ord. #12-055) | X | X | X | X | X | | | | |
| | | | | | | | | | TAXICAB DISPATCHING OFFICE | | | X | X | | | | | X |
| | | | | | | | | | TAXIDERMIST SHOP | | | | X | | | | | |
| | | | | | | | | | THEATERS, EXCLUDING DRIVE-IN THEATERS | | X | X | | X | | | | |
| | | | | | | | | | TICKET AGENCIES, AMUSEMENT | X | X | X | X | X | | | | |
| | | | | | | | | | TOBACCO SHOP | X | X | X | X | X | | | | |
| | | | | | | | | | TOOL & DIE SHOP (Ord. #12-055) | | | X | X | | | | X | X |
| | | | | | | | | X | TRAVEL BUREAU AND TRANSPORTATION TICKET OFFICES (Ord. #12-055) | X | X | X | X | X | | | X | X |
| | | | | | | | | | WHOLESALE, AND WAREHOUSE FACILITY | | | | | | | | X | X |
| | | | | | | | | | WHOLESALE OFFICES INCLUDING WAREHOUSES AND STOREROOMS | | | X | | | | | X | X |

5.5-2 PERMITTED USE TABLE: PROCESSING AND MANUFACTURING

X=PERMITTED USE

S=SPECIAL USE

| R-1 R-E | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | I | O-T | PERMITTED – SPECIAL USES | B-1 | B-2 | B-3 | B-4 | B-5 | O-R | P-L | M-1 | M-2 |
|--------------------|------------|------------|------------|------------|------------|------------|----------|------------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | APPAREL & OTHER FINISHED PRODUCTS MADE FROM FABRICS AND SIMILAR MATERIALS AND TEXTILE MILL PRODUCTS | | | | | | | | | X |
| | | | | | | | | | BAKERY PRODUCTS, WHOLESALE AND PRODUCTION | | | | | | | | | X |
| | | | | | | | | | BEVERAGES BOTTLING AND DISTRIBUTING | | | | | | | | X | X |
| | | | | | | | | | BEVERAGES, NON-ALCOHOLIC | | | | | | | | | X |
| | | | | | | | | | BROOMS AND BRUSHES | | | | | | | | | X |
| | | | | | | | | | CARPET & RUG CLEANING: ON-PREMISES | | | | | | | | | X |
| | | | | | | | | | CANNED & PRESERVED FRUITS AND VEGETABLES | | | | | | | | | X |
| | | | | | | | | | CERAMIC PRODUCTS | | | | | | | | | X |
| | | | | | | | | | CONCRETE, GYPSUM & PLASTER PRODUCTS CONTAINERS, PALLETS, AND SIMILAR USES | | | | | | | | | X |
| | | | | | | | | | COSMETICS, PERFUMES & OTHER TOILET PREPARATIONS | | | | | | | | | X |
| | | | | | | | | | COSTUME JEWELRY, COSTUME NOVELTIES, BUTTONS, AND MISCELLANEOUS | | | | | | | | X | X |
| | | | | | | | | | DAIRY PRODUCTS | | | | | | | | | X |
| | | | | | | | | | DRUGS | | | | | | | | X | X |
| | | | | | | | | | ELECTRIC LIGHTING AND WIRING EQUIPMENT | | | | | | | | X | X |
| | | | | | | | | | ELECTRONIC COMPONENTS & ACCESSORIES FURNITURE & FIXTURES | | | | | | | | X | X |
| | | | | | | | | | GLASS PRODUCTS MADE OF PURCHASED GLASS | | | | | | | | | X |
| | | | | | | | | | HOUSEHOLD APPLIANCES | | | | | | | | | X |
| | | | | | | | | | INSTRUMENTS & ASSOCIATED EQUIPMENT, ENGINEERING, LABORATORY, SCIENTIFIC & RESEARCH | | | | | | | | X | X |

5.5-2 PERMITTED USE TABLE: PROCESSING AND MANUFACTURING

X=PERMITTED USE

S=SPECIAL USE

| <u>R-1</u> | <u>R-2</u> | <u>R-3</u> | <u>R-4</u> | <u>R-5</u> | <u>R-6</u> | <u>R-7</u> | <u>I</u> | <u>O-T</u> | <u>PERMITTED – SPECIAL USES</u> | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>B-5</u> | <u>O-R</u> | <u>P-L</u> | <u>M-1</u> | <u>M-2</u> |
|------------|------------|------------|------------|------------|------------|------------|----------|------------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | | | | | | INSTRUMENTS & SUPPLIES, SURGICAL, MEDICAL AND DENTAL | | | | | | | | X | X |
| | | | | | | | | | JEWELRY, SILVERWARE, AND PLATED WARE | | | | | | | | X | X |
| | | | | | | | | | LEATHER (NOT TANNING) AND VINYL PRODUCTS | | | | | | | | | X |
| | | | | | | | | | MEASURING AND CONTROLLING INSTRUMENTS | | | | | | | | X | X |
| | | | | | | | | | METAL PRODUCTS, FABRICATED, EXCEPT MACHINERY AND TRANSPORTATION EQUIPMENT | | | | | | | | | X |
| | | | | | | | | | MUSICAL INSTRUMENTS | | | | | | | | X | X |
| | | | | | | | | | OFFICE COMPUTING AND ACCOUNTING MACHINES | | | | | | | | X | X |
| | | | | | | | | | OPTICAL INSTRUMENTS AND LENSES | | | | | | | | X | X |
| | | | | | | | | | PAPER PRODUCTS FROM CONVERTED PAPER AND PAPERBOARD | | | | | | | | | X |
| | | | | | | | | | PENS, PENCILS, AND OTHER OFFICE AND ARTISTS MATERIALS | | | | | | | | | X |
| | | | | | | | | | PHOTOGRAPHIC DEVELOPING AND PROCESS | | | | | | | | X | X |
| | | | | | | | | | PHOTOGRAPHIC EQUIPMENT AND SUPPLIES | | | | | | | | X | X |
| | | | | | | | | | PLASTIC PRODUCTS, FABRICATED | | | | | | | | | X |
| | | | | | | | | | POTTERY AND RELATED PRODUCTS | | | | | | | | X | X |
| | | | | | | | | | PRINTING INK | | | | | | | | | X |
| | | | | | | | | | PRINTING, PUBLISHING | | | | | | | | X | X |
| | | | | | | | | | RADIO & TELEVISION EQUIPMENT AND COMMUNICATION EQUIPMENT | | | | | | | | X | X |
| | | | | | | | | | RUBBER PRODUCTS, FABRICATED | | | | | | | | | X |
| | | | | | | | | | SIGNS AND ADVERTISING DISPLAYS | | | | | | | | | X |
| | | | | | | | | | SILVER PLATING & REPAIRING | | | | | | | | X | X |