

## Div. 2.1. Permitted Uses

### Sec. 2.1.1. Use Classification

#### A. Allowed Uses

Sec. 3.1.2 establishes allowed principal and accessory uses. No building or lot may be used except for a purpose permitted in the zoning district in which it is located. Uses not specifically listed must be approved by the FBC Administrator in accordance with Sec. 3.1.1.B.

#### B. Unlisted Uses

##### 1. Principal Uses

- a. A principal use not specifically listed in Sec. 3.1.2 is prohibited. If a principal use is not listed then the FBC Administrator will, upon the request of any interested party, make a determination within which zoning district, if any, a proposed use is allowed.
- b. When determining whether a proposed use is similar to a listed use, the FBC Administrator will consider the following criteria:
  - i. The actual or projected characteristics of the proposed use;
  - ii. The relative amount of site area or floor area and equipment devoted to the proposed use;
  - iii. Relative amounts of sales;
  - iv. The customer type;
  - v. The relative number of employees;
  - vi. Hours of operation;
  - vii. Building and site arrangement;
  - viii. Types of vehicles used and their parking requirements;
  - ix. The number of vehicle trips generated;

- x. How the proposed use is advertised;
  - xi. The likely impact on surrounding properties; and
  - xii. Whether the activity is likely to be found independent of the other activities on the site.
- c. Where a use not listed is found by the FBC Administrator not to be similar to any other permitted use, the use can only be permitted following a text amendment.

##### 2. Accessory Uses

An accessory use not specifically listed in Sec. 3.1.2 is prohibited unless the FBC Administrator determines the accessory use:

- a. Is clearly incidental to and customarily found in connection with an allowed principal use;
- b. Is serving an allowed principal use;
- c. Is subordinate in area, extent and purpose to the principal use served;
- d. Contributes to the comfort, convenience or needs of occupants, business or industry in the principal use served; and
- e. Is located on the same lot as the principal use served.

#### C. Key to the Allowed Use Table

##### 1. Permitted Uses (P)

A "P" in a cell indicates that a use is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Code and the Zoning Ordinance. A "P\*" in any cell means that supplemental use standards apply. The specific section number of the standard is noted in the right-hand column, titled "Supplemental Use Standards."

##### 2. Special Exception Required (SE)

An "SE" in a cell indicates that a use is allowed only if reviewed and approved as a special exception use, in accordance with the review procedures of Chapter 3, Article 3 of the Zoning Code. An "SE\*" in any cell means that supplemental standards use also apply. The specific section number of the standard is noted in the right-hand column, titled "Supplemental Use Standards."

##### 3. Uses Not Allowed

A "--" indicates that a use is not allowed in the respective district.

Sec. 2.1.2. Allowed Use Table

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
<b>Residential Uses</b>							
<b>Household Living</b>							
One-family detached dwelling	P	--	--	--	--	--	
One-family detached dwelling with secondary dwelling unit	P*	--	--	--	--	--	Sec. 3.2.1
One-family attached town house	P	P	P	--	P	--	
Manor House (up to 5 units)	P	P	P	P	P	--	
Multifamily dwelling (6+ units)	--	P	P	P	P	--	
One dwelling unit (when part of a business or civic use)	--	--	P	P	P	P	
<b>Group Living</b>							
Boarding House	--	--	--	--	--	--	
Community Home	P*	P*	P*	P*	P*	--	§ 5.110 (Zoning Code)
Group Home I	P*	P*	P*	P*	--	--	§ 5.115 (Zoning Code)
Group Home II	--	P*	P*	P*	--	--	§ 5.115 (Zoning Code)
Halfway House	--	--	--	--	--	--	
Shelter	--	--	--	--	--	--	
<b>Public and Civic Uses</b>							
<b>Education</b>							
College or University	--	--	--	--	P	--	
Day Care Center (Child or Adult)	SE*	SE*	P	P	P	P	§ 5.111 (Zoning Code)
School, Elementary or Secondary (Public)	P	P	P	--	P	P	
School, Elementary or Secondary (Private)	--	--	P	--	P	P	
Business College or Commercial School	--	--	P	P	P	--	
<b>Government</b>							
Animal Shelter	--	--	--	--	--	--	
Correctional Facility	--	--	--	--	--	--	
Government Maintenance Facility	--	--	--	--	--	--	
<b>Government</b>							
Government Office Facility	--	P*	P	P	P	P	Sec. 3.2.3
Governmental Vehicle Storage/ Junkyard	--	--	--	--	--	--	

P = Permitted, P\* = Permitted w/ Special Standards, SE = Special Exception, SE\* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Museum, Library or Fine Art Center	--	--	P	P	P	P	
Probation or Parole Office	--	--	P*	P*	--	--	§ 5.127 (Zoning Code)
<b>Health Care Facilities</b>							
Ambulance Dispatch Station	--	--	P	--	P	P	
Assisted Living Facility	--	--	P	--	--	--	
Blood Bank	--	--	P	P	P	--	
Care Facility	--	--	P	--	--	--	
Health Services Facility, including Doctor's or Medical Office	--	P*	P	P	P	--	Sec. 3.2.3
Hospice	--	--	P	P	P	--	
Hospital	--	--	--	--	P	P	
Massage Therapy and Spa	--	P*	P	P	P	--	Sec. 3.2.3
Nursing Home (with Full Medical Services)	--	--	P	P	P	--	
<b>Recreation</b>							
Center, Community Recreation or Welfare	--	--	P	P	P	--	
Center, Community recreation or Welfare (private or non-profit)	--	--	P	P	P	--	
Country Club (private)	--	--	--	--	--	--	
Country Club (public)	--	--	--	--	--	--	
Golf Course	--	--	--	--	--	--	
Golf Driving Range	--	--	--	--	--	--	
Park or Playground (public or private)	P	P	P	P	P	P	
<b>Religious</b>							
Place of Worship	P	P	P	P	P	P	
Place of Worship Auxiliary Use	P	P	P	P	P	P	
<b>Utilities</b>							
Electric Power Substation	--	SE	P	P	P	P	
Gas Lift Compressor Station	--	--	--	--	--	--	
Gas Line Compressor Station	--	--	--	--	--	--	

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	BU- RA-	BU- RX-	BU- CX-	BU- SH-	BU- IX-	BU- CIV	Supplemental Use Standards
Power Plant or Central Station Light	--	--	--	--	SE	--	
Stealth Telecommunications Towers	--	SE*	SE*	SE*	SE*	SE*	§ 5.137 (Zoning Code)
Telecommunications Antenna (on structure)	--	P*	P*	P*	P*	P*	§ 5.133 (Zoning Code)
Telecommunications Tower	--	SE*	SE*	SE*	SE*	SE*	§ 5.137 (Zoning Code)
Utility Transmission or Distribution Line	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.140 (Zoning Code)
Wastewater (Sewage) Treatment Facility	--	--	--	--	--	--	
Water Supply, Treatment or Storage Facility	--	SE	SE	SE	SE	SE	
<b>Commercial Uses</b>							
<b>Entertainment and Eating</b>							
Amusement, Indoor	--	--	P	P	P	--	
Amusement, Outdoor	--	--	--	--	--	--	
Baseball, Softball Facility (commercial)	--	--	--	--	--	--	
Bar, Tavern, Cocktail Lounge; Club, Private or Teen	--	--	P	P	P	--	
Circus	--	--	--	--	--	--	
Club, Commercial or Business	--	--	P	P	P	--	
Drive-In Restaurant or Business	--	--	P*	--	--	--	Sec. 3.2.2
Health or Recreation Club	--	--	P	P	P	--	
Indoor Recreation	--	--	P	P	P	--	
Lodge or Civic Club	--	--	P	P	P	--	
Museum/Cultural Facility	--	--	P	P	P	--	
Racing: Horse, Dog or Automotive	--	--	--	--	--	--	
Restaurant, Cafe, Cafeteria	--	P*	P	P	P	--	Sec. 3.2.3
Sexually Oriented Business	--	--	--	--	--	--	
Shooting or Weapons Firing Range	--	--	--	--	--	--	
<b>Entertainment and Eating</b>							
Stable, Commercial, Riding, Boarding or Rodeo Arena	--	--	--	--	--	--	
Swimming Pool, Commercial	--	--	--	--	--	--	
Theater, Drive-In	--	--	--	--	--	--	

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	BU- RA-	BU- RX-	BU- CX-	BU- SH-	BU- IX-	BU- CIV	Supplemental Use Standards
Theater, Movie Theater or Auditorium	--	--	P*	P*	P*	--	§ 5.138 (Zoning Code)
<b>Lodging</b>							
Bed and Breakfast Home	SE*	SE*	P*	P*	P*	--	§ 5.106 (Zoning Code)
Bed and Breakfast Inn	--	--	P	P	P	--	
Hotel, Motel or Inn	--	--	P	P	P	--	
Recreational Vehicle Park	--	--	--	--	--	--	
<b>Office</b>							
Bank, Financial Institution	--	--	P	P	P	--	
Office	--	P*	P	P	P	--	
<b>Retail Sales and Service</b>							
Antique Shop	--	P*	P	P	P	--	Sec. 3.2.3
Appliance, Sales, Supply or Repair	--	P*	P	P	P	--	Sec. 3.2.3
Bakery	--	P*	P	P	P	--	Sec. 3.2.3
Barber or Beauty Shop	--	P*	P	P	P	--	Sec. 3.2.3
Boat Rental or Sales	--	--	--	--	--	--	
Book, Stationary Stores or Newsstand	--	P*	P	P	P	--	Sec. 3.2.3
Burglar Alarm Sales and Service	--	P*	P	P	P	--	Sec. 3.2.3
Caterer or Wedding Service	--	P*	P	P	P	--	Sec. 3.2.3
Clothing/Wearing Apparel Sales, New	--	P*	P	P	P	--	Sec. 3.2.3
Clothing/Wearing Apparel Sales, Used	--	P*	P	P	P	--	Sec. 3.2.3
Convenience Store	--	P*	P	P	P	--	Sec. 3.2.3
Copy Store or Commercial Print Without Off-Set Printing	--	P*	P	P	P	--	Sec. 3.2.3
Dance Studio	--	P*	P	P	P	--	Sec. 3.2.3
Dressmaking, Custom; Millinery Shop	--	P*	P	P	P	--	Sec. 3.2.3
<b>Retail Sales and Service</b>							
Duplicating Services	--	P*	P	P	P	--	Sec. 3.2.3
Farmer's Market	--	--	P	P	P	--	
Feed Store, No Processing/Milling	--	P*	P	P	P	--	Sec. 3.2.3
Firewood Sales	--	--	P*	P*	P*	--	§ 5.113 (Zoning Code)

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	BU- RA-	BU- RX-	BU- CX-	BU- SH-	BU- IX-	BU- CIV	Supplemental Use Standards
Furniture Sales, New and Used (Office and Residential) in a Building	--	P*	P	P	P	--	Sec. 3.2.3
Furniture Upholstery, Refinishing or Resale	--	P*	P	P	P	--	Sec. 3.2.3
General Merchandise Store	--	P*	P	P	P	--	Sec. 3.2.3
Greenhouse or Plant Nursery	--	P*	P	P	P	--	Sec. 3.2.3
Grocery Store, Meat Market	--	P*	P	P	P	--	Sec. 3.2.3
Gunsmithing, Repair or Sales	--	--	P	P	P	--	
Home Improvement Sales	--	P*	P	P	P	--	Sec. 3.2.3
Interior Decorating	--	P*	P	P	P	--	Sec. 3.2.3
Kennel	--	--	--	--	--	--	
Large Retail Store	--	--	P	P	P	--	
Laundry or Dry Cleaning Collection Office	--	P*	P	P	P	--	Sec. 3.2.3
Laundry, Dry Cleaning or Washeteria	--	P*	P	P	P	--	Sec. 3.2.3
Leather Goods Shop	--	P*	P	P	P	--	Sec. 3.2.3
Liquor or Package Store	--	--	P	P	P	--	
Locksmith	--	P*	P	P	P	--	Sec. 3.2.3
Medical Supplies/Equipment Sales	--	P*	P	P	P	--	Sec. 3.2.3
Mini-Warehouse	--	--	--	--	--	--	
Mortuary or Funeral Home	--	--	--	--	--	--	
Newspaper Distribution Center	--	--	--	--	--	--	
Optician	--	P*	P	P	P	--	Sec. 3.2.3
Pawn Shop	--	--	P*	P*	--	--	§ 5.125 (Zoning Code)
Pharmacy (Drug Store)	--	P*	P	P	P	--	Sec. 3.2.3
Photograph, Portrait/Camera Shop or Photo Finishing	--	P*	P	P	P	--	Sec. 3.2.3
Recording Studio	--	P*	P*	P*	P*	--	§ 5.128 (Zoning Code) Sec. 3.2.3
Retail Sales, General	--	P*	P	P	P	--	
<b>Retail Sales and Service</b>							
Saddle or Harness, Repair or Sales	--	P*	P	P	P	--	Sec. 3.2.3
Shoe Shine Shop	--	P*	P	P	P	--	Sec. 3.2.3
Studio, Art or Photography	--	P*	P	P	P	--	Sec. 3.2.3
Tailor, Clothing or Apparel Shop	--	P*	P	P	P	--	Sec. 3.2.3

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	BU- RA-	BU- RX-	BU- CX-	BU- SH-	BU- IX-	BU- CIV	Supplemental Use Standards
Tattoo Parlor	--	--	P	P	P	--	
Taxidermist Shop	--	--	P	P	P	--	
Veterinary Clinic, indoor	--	--	P*	P*	P*	--	§ 5.142 (Zoning Code)
Veterinary Clinic, outdoor	--	--	--	--	--	--	
<b>Vehicle Sales and Service</b>							
Auto Parts Supply, Retail	--	--	P	P	--	--	
Automotive Repair; Paint and Body Shop	--	--	P*	--	--	--	§ 5.104 (Zoning Code)
Car Wash, Full or Self-Service	--	--	--	--	--	--	
Gasoline Sales	--	--	SE	--	--	--	
Mobile Home or Manufactured Housing Sales	--	--	--	--	--	--	
Recreational Vehicle (RV) Sales/ Service	--	--	--	--	--	--	
Service Station	--	--	SE	--	--	--	
Towing Yard w/ Office	--	--	--	--	--	--	
Truck Stop w/ Fuel and Accessory Services	--	--	--	--	--	--	
Vehicle Junkyard	--	--	--	--	--	--	
Vehicle Sales or Rental; Including Automobiles, Motorcycles, Boats or Trailers	--	--	--	--	--	--	
Vehicle Steam Cleaning	--	--	--	--	--	--	
<b>Light Industrial Uses</b>							
<b>Light Industrial Services</b>							
Assaying	--	--	--	--	--	--	

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	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Assembly of Pre-Manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes	--	--	--	--	--	--	
Bottling Works, Milk or Soft Drinks	--	--	--	--	--	--	
Brewery, Distillery or Winery	--	--	P	P	--	--	
Carpet and Rug Cleaning	--	--	--	--	--	--	
Chicken Battery or Brooder	--	--	--	--	--	--	
Coal, Coke or Wood Yard	--	--	--	--	--	--	
Cottage Manufacturing Uses	--	P*	P	P	--	--	Sec. 3.2.3
Crematorium	--	--	--	--	--	--	
Electroplating	--	--	--	--	--	--	
Fabricating of Manufactured Housing, Temporary or Office Building	--	--	--	--	--	--	
Food Processing (no slaughtering)	--	--	P	P	--	--	
Furniture Sales, w/ Outside Storage/ Display (new/used)	--	--	--	--	--	--	
Galvanizing, Small Utensils	--	--	--	--	--	--	
Machine Shops	--	--	--	--	--	--	
Manufacture of Artificial Flowers, Ornaments, Awnings, Tents, Bags, Cleaning/Polishing Preparations, Boats Under 28'	--	--	--	--	--	--	
Manufacture of Aluminum, Brass or Others Metals or from Bone, Paper, Rubber, leather	--	--	--	--	--	--	
Manufactured Home/RV Repair	--	--	--	--	--	--	
Monument/Marble Works, Finishing and Carving Only	--	--	P	P	--	--	
Monument Works, Stone	--	--	P	P	--	--	
Outdoor Sales and Storage	--	--	--	--	--	--	
Paint Mixing or Spraying	--	--	--	--	--	--	
Paper Box Manufacture	--	--	--	--	--	--	
<b>Light Industrial Services</b>							
Pattern Shop	--	--	--	--	--	--	

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	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Printing, Lithographing, Book-Binding, Newspapers or Publishing	--	--	P	P	P	--	
Rubber Stamping, Shearing/ Punching	--	--	--	--	--	--	
Rubber Stamp Manufacture	--	--	--	--	--	--	
Sheet Metal Shop	--	--	--	--	--	--	
Warehouse or Bulk Storage	--	--	--	--	--	--	
Welding Shop, Custom Work (not structural)	--	--	P	P	--	--	
Yards, Contractors, Lumber or Storage, Automobiles, Storage Yards, Building Materials	--	--	--	--	--	--	
<b>Heavy Industrial Uses</b>							
<b>Heavy Industrial Manufacturing</b>	--	--	--	--	--	--	
<b>Transportation</b>							
Airport, Aviation Field, Helistop or Landing Area	--	--	--	--	--	--	
Passenger Station	--	--	P	--	--	--	
Railroad Freight or Classification Yard	--	--	--	--	--	--	
Railroad Roundhouse or Railroad Car Repair Shop	--	--	--	--	--	--	
Railroad Tracks, Team, Spur or Storage	--	--	--	--	--	--	
Terminal: Truck, Freight, Rail or Water	--	--	--	--	--	--	
<b>Waste Related</b>							
Landfill, Recycling Center, Household Hazardous Waste or Waste Tire Facility	--	--	--	--	--	--	
Pet Cemetery	--	--	--	--	--	--	
Recycling Collection Facility	--	--	SE*	--	--	--	§ 5.130 (Zoning Code)
Salvage Yard (other than automotive)	--	--	--	--	--	--	
<b>Wholesale Trade</b>							
Wholesale: Bakery, Produce Market or Wholesale House	--	--	--	--	--	--	

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	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Wholesale Office or Sample Room	--	--	--	--	--	--	
<b>Other Uses</b>							
<b>Agriculture</b>							
Agricultural Uses	--	--	--	--	--	--	
Community Garden	P	P	P	P	P	P	
Fresh Water Fracture Ponds and Production	--	--	--	--	--	--	
Gas Drilling and Production	P*	P*	P*	P*	P*	P*	Ch. 15, Gas City Code
Oil Drilling and Production	--	--	--	--	--	--	
Stockyards or Feeding Pens (commercial)	--	--	--	--	--	--	
Urban Agriculture	P*	P*	P*	P*	P*	P*	§ 5.146 (Zoning Code)
<b>Accessory Uses</b>							
Accessory Use or Building	P	P	P	P	P	P	
Home Occupation	P*	P*	P*	P*	P*	--	§ 5.116A (Zoning Code)
Outdoor Display	--	P*	P*	P*	P*	--	Sec. 4.5.2
Outdoor Storage	--	--	--	--	--	--	
Satellite Antenna (dish)	P	P	P	P	P	P	
Stable, Stockyards or Feeding Pens (noncommercial)	--	--	--	--	--	--	
Solar Energy Equipment	P	P	P	P	P	P	
Wind Energy Equipment	P	P	P	P	P	P	
Rain Water Harvesting Equipment	P	P	P	P	P	P	
Utility Equipment (includes electrical transformers, gas meters, etc.)	P	P	P	P	P	P	
<b>Temporary Uses</b>							
Amusement, Outdoor	--	SE*	SE*	SE*	SE*	SE*	§ 5.400 (Zoning Code)
Batch Plant, Concrete or Asphalt	--	--	--	--	--	--	
Garage or Other Occasional Sale	P*	P*	P	P	P	--	§ 5.402 (Zoning Code)
Model Home	--	--	--	--	--	--	
Residence for Security Purposes	--	--	--	--	--	--	
<b>Temporary Uses</b>							
Trailer, Portable, Sales, Construction or Storage	--	--	--	--	--	--	

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	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Vendor, Food, Mobile Food Court	--	--	P*	P*	--	--	Sec. 3.2.4
Vendor, Merchandise	--	--	P*	P*	--	--	Sec. 3.2.4
Vendor, Transient	--	--	P*	P*	--	--	Sec. 3.2.4

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## Div. 2.2. Use Standards

### Sec. 2.2.1. Secondary Dwelling Unit

#### A. General

- The main dwelling unit must exist on the lot or will be constructed in conjunction with the secondary dwelling unit.
- No more than one secondary dwelling unit per lot is allowed.

#### B. Living Area

No more than one person per 250 square feet of living area can occupy the secondary dwelling unit.

#### C. Size

The maximum size cannot exceed 33% of the main dwelling unit's square footage or 1,000 square feet, whichever is less.

#### D. Parking

Additional on-site parking spaces may be required for a secondary dwelling unit under Sec. 4.1.3.A.

### Sec. 2.2.2. Drive-In Restaurant or Business

- Adequate space must be made available on-site for the stacking, storage and queuing of vehicles.
- Where allowed, vehicles using drive-in or drive-thru facilities may not encroach on or interfere with the public use of streets and sidewalks by vehicles or pedestrians.

- All drive-thru areas, including but not limited to menu boards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-thru, must be located to the side or rear of the building. Drive-thru windows and lanes may not be placed between a public street (not including an alley) and the associated building.

### Sec. 2.2.3. Nonresidential Uses in BU-RX

- Must be located within a residential building, cannot be located in a standalone building;
- Must be located on the ground floor; and
- The total amount of nonresidential floor area per building cannot exceed 2,000 square feet.