

Legend

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LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Bulk Grain and/or Feed Storage	X	X	X	X
Farms, General (Crops), Commercial	X	X	X	X
Greenhouse (Non-Retail)	P	X	P	X
Livestock Sales	X	X	X	X
Orchard/Crop Propagation	P	X	P	X
Plant Nursery (Commercial)	X	X	X	X
Small Scale Farm	P	X	P	X
Stable, Commercial	X	X	X	X
Stables (Private, accessory use)	P	X	P	X
Stables (Private, principal use)	X	X	X	X
Garden (Non-Retail)	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	X	P	X
Farm Animals (Non-Exempt)	P	X	P	X
Accessory Bldg./Structure (Nonresidential)	P	P	P	P
Accessory Bldg./Structure (Residential)	P	P	P	P
Accessory Dwelling Unit	P	P	P	P
Caretaker's/Guard Residence	P	P	P	P
Community or Group Home	P	X	P	P
Duplex/Two-Family	P	X	P	P
Garage Residential Conversion	P	P	P	P
Garden Home/Townhome	P	P	P	P
Home Occupation	P	P	P	P
HUD-Code Manufactured Home	X	X	X	X
Living Quarters on Site with a Business	P	P	P	P
Multiple-Family Dwelling	P	X	X	X
Residential Loft	P	P	P	P
Rooming/Boarding House	P	P	P	P
Single-Family Dwelling, Detached	P	P	P	P
Single-Family Industrialized Housing	P	P	P	P
Swimming Pool, Private	P	P	P	P
Armed Services Recruiting Center	P	P	P	P
Bank	X	P	X	X
Check Cashing Service	X	X	X	X
Credit Agency	X	X	X	X
Insurance Agency Offices	P	P	P	P

Greenhouses could support the historic farming characteristics of the OFR Historic District

Orchards crop propagation are a part of the OFR Historic District

Small scale farms are a part of the OFR Historic District

Private accessory stables are a part of the OFR Historic District

Farm Animals most compatible with OFR

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Community or Group home Residential uses most compatible with residential areas of OFR and Hays

Duplex uses most compatible with residential areas of OFR and Hays

The multiple-family residential district allows 24 dwelling units per acre, which may be too dense for village center.

There is an existing Wells Fargo Bank in Mercer HD- this use should be permitted by right in a downtown

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Offices, General/Professional	P	P	P	P
Office, Brokerage Services	P	P	P	P
Offices, Health Services	P	P	P	P
Offices, Legal Services	P	P	P	P
Offices, Parole/Probation	X	X	X	X
Offices, Professional	P	P	P	P
Offices, Real Estate Office	P	P	P	P
Saving and Loan	X	X	X	X
Security Monitoring Company	X	X	X	X
Telemarketing Center	X	X	X	X
All-Terrain Vehicle Dealer (Sales Only)	X	X	X	X
Ambulance Service (Private)	X	X	X	X
Antique Shop	P	P	P	P
Appliance Repair	X	X	X	X
Art Dealer/Gallery	P	P	P	P
Artisan's Shop	P	P	P	P
Artist Studio	P	P	P	P
Auto Sales (New and Used)	X	X	X	X
Auto Supply Store	X	X	X	X
Bakery or Confectionary (Retail)	P	P	P	P
Bar or Craft Alcohol Production	C	P	C	C
Barbershop	P	P	P	P
Beauty Shop	P	P	P	P
Bed and Breakfast Inn or Facility	P	P	P	P
Bicycle Sales and Repair	P	P	P	P
Book Store	P	P	P	P
Building Materials Sales	X	X	X	X
Cabinet/Counter/Woodworking Shop (Custom) Retail	X	X	X	X
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X	X	X	X
Cafeteria	P	P	P	P
Communication Equipment Repair	X	X	X	X
Computer Sales	P	X	X	X
Consignment Shop	P	P	P	P
Convenience Store (With Gas Sales)	X	X	X	X

Consider P in Mercer District?

Computers are modern devices and don't necessarily align with a historic district

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Convenience Store (Without Gas Sales)	P	P	P	P
Cooking School	P	P	P	P
Dance/Drama/Music Studio or School	P	P	P	P
Department Store	P	P	X	X
Draper, Blind Upholstery Store	P	P	P	P
Exterminator Services	X	X	X	X
Financial Services	P	P	P	P
Florist Shop	P	P	P	P
Food or Grocery Store (General)	P	P	P	P
Food or Grocery Store (Limited)	P	P	P	P
Funeral Home or Mortuary	X	X	X	X
Furniture Store (New and/or Used)	X	X	X	X
Garden Shop (Inside Storage)	P	P	P	P
General or Community Retail Store	P	P	P	P
Gravestone/Tombstone Sales	X	X	X	X
Hardware Store	P	P	P	P
Home Improvement Center	X	X	X	X
Laundry/Dry Cleaning	X	X	X	X
Lawnmower Sales & Repair	X	X	X	X
Live-in Security Quarters	P	P	P	P
Locksmith	X	X	X	X
Major Appliance Sales	X	X	X	X
Market (Public)	P	P	P	P
Mini-Warehouse - Self Storage	X	X	X	X
Mobile food vendor - 10 days or less	P	P	P	P
Mobile food vendor - longer than 10 days	C	C	C	C
Mobile food vendor court	C	X	C	C
Motorcycle Dealer (Sales, Repair)	X	X	X	X
Motel or Hotel	P	P	P	P
Needlework Shop	P	P	P	P
Pet Shop/Supplies	P	P	P	P
Pharmacy	P	P	P	P
Photocopying/Duplicating	P	P	P	P
Photography Studio	P	P	P	P
Plant Nursery (Retail Sales, Outdoors)	X	X	P	X

Although a Department store could work in a Mercer district , this building footprint would not be permitted in the OFR and Hays Districts

Mobile food vendors are to be accessory use in Mercer District not primary use

Boutique hotel only for Historic Districts; minimum buffer distances to residential

Propose that nursery be allowed as an accessory use to a brick and mortar shop in OFR?

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Radio or Television Studio	X	X	X	X
Recycling Center	X	X	X	X
Restaurant (No Drive-Through Service)	P	P	P	P
Restaurant (With Drive-Through)	X	X	X	X
Security Systems Installation Company	X	X	X	X
Sexually Oriented Business	X	X	X	X
Shoe Repair	P	P	P	P
Special Event Facilities	C	C	C	C
Studio, Tattoo or Body Piercing	P	P	P	P
Tailor Shop	P	P	P	P
Tool and Machinery Rental (Indoor Storage)	X	X	X	X
Tool and Machinery Rental (Outdoor Storage)	X	X	X	X
Travel Agency	P	P	P	P
Temporary Outdoor Sales/Promotion	P	P	P	P
Upholstery Shop	P	P	P	P
Used Merchandise/Furniture	P	P	P	P
Vacuum Cleaner Sales and Repair	X	X	X	X
Veterinarian Clinic (Indoor Kennels)	P	P	P	P
Woodworking Shop (Ornamental, Handmade	P	P	P	P
Antique Vehicle Restoration	X	X	X	X
Auto Body Repair	X	X	X	X
Auto Financing and Leasing	X	X	X	X
Auto Muffler Shop	X	X	X	X
Auto Paint Shop	X	X	X	X
Auto Tire Sales and Repair	X	X	X	X
Auto Upholstery Shop	X	X	X	X
Auto Washing Facility, Attended	X	X	X	X
Auto Washing Facility, Unattended	X	X	X	X
Auto Wrecker Service	X	X	X	X
Automobile Repair, Major	X	X	X	X
Automobile Repair, Minor	X	X	X	X
Heliport	X	X	X	X
Helistop	X	X	X	X
Limousine/Taxi Service	X	X	X	X
Oil Change and Inspection	X	X	X	X
Parking Lot, Commercial	X	X	X	X

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Parking Structure, Commercial	P	X	X	X
Tire Dealer, Indoor Storage	X	X	X	X
Amusement Arcade (Four or more devices)	P	P	P	P
Amusement Services (Indoor)	P	P	P	P
Amusement Services (Outdoor)	X	X	P	X
Billiard/Pool Facility	P	P	P	P
Bingo Hall	P	P	P	P
Bowling Center	P	P	P	P
Broadcast Station (With Tower)	X	X	X	X
Country Club (Private)	X	X	X	X
Dance Hall	P	P	X	X
Day Camp for Children	X	X	X	X
Civic/Conference Center	P	P	X	X
Dinner Theater	P	P	X	X
Driving Range	X	X	X	X
Fairgrounds/Exhibition Area	X	X	X	X
Gaming Club (private)	X	X	X	X
Golf Course (Miniature)	X	X	X	X
Golf Course (Public, Private)	X	X	X	X
Health Club	P	P	P	P
Motion-Picture Studio, Commercial	X	X	X	X
Motion-Picture Theater	P	P	X	X
Museum	P	P	P	P
Park accessory uses	X	P	P	P
Park and/or Playground	P	P	P	P
Psychic Reading Services	P	P	X	X
Rodeo Grounds	X	X	X	X
Skating Rink	X	X	X	X
Tennis Court	P	P	P	P
Theater (Stage)	P	P	X	X
Video Rentals/Sales	P	P	P	P
Assisted Living Facility	P	P	P	P
Broadcast Tower (Commercial)	X	X	X	X
Cemetery or Mausoleum	X	X	X	X

Parking structure not appropriate with surroundings

Mini Putt or Archery may be allowed in the Old Fitzhugh Districts

Civic/Conference Center compatible with Mercer

Dinner Theater compatible with Mercer

Uses include community centers, senior centers, nature centers, dog off leash areas, parks and community services administration offices, playgrounds, camp sites, hike and bike trails, observatory, park maintenance workshop and storage facilities, community gardens, bird facilities, and other uses as approved by the city.

Theater is appropriate for Mercer District

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Child Day-Care Facility	P	X	P	P
Church, Religious Assembly	P	P	P	P
Civic Club	P	P	P	P
Community Center (Municipal)	P	P	P	P
Electrical Generating Plant	X	X	X	X
Electrical Substation	X	X	X	X
Emergency Care Clinic	X	X	X	X
Fire Station	X	X	X	X
Fraternal Lodge or Union	P	P	P	P
Government Building (Mun., St., Fed.)	P	P	P	P
Group Day-Care Home	X	X	P	P
Medical Clinic or Office	P	P	P	P
Wireless Communications Tower	X	X	X	X
Heliport	X	X	X	X
Home for the Aged, Residential	P	X	P	P
Hospice	P	X	P	P
Hospital (Acute Care, General)	X	X	X	X
Library	P	P	P	P
Maternity Home	P	P	P	P
Nursing/Convalescent Home	X	X	X	X
Orphanage	P	P	P	P
Philanthropic Organization	P	P	P	P
Post Office	P	P	P	P
Radio, Television, Microwave Tower	X	X	X	X
School, K Through 12 (public or private)	P	P	P	P
Sewage Pumping Station	P	P	P	P
Telephone Switching/Exchange Bldg.	P	P	P	P
Wastewater Treatment Plant	X	X	X	X
Water Supply (Elevated Storage Tank)	P	P	P	P
Water Supply Facility (Private)	X	X	X	X
Book Bindery	P	P	P	P
Feed and Grain Store	X	X	X	X
Furniture Manufacture	X	X	X	X
Heating and Air-Conditioning Sales/Service	X	X	X	X
Pawnshop	X	X	X	X
Propane Sales (Retail)	X	X	X	X

Child Care is compatible with residential uses in the OFR and Hays Districts

Interpreting this as a day care facility for the aged or those with disabilities

Home for the aged is compatible with residential uses in the OFR and Hays Districts

Hospice is compatible with residential uses in the OFR and Hays Districts

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Taxidermist	X	X	X	X
Transfer Station/Refuse Pickup	X	X	X	X
Veterinarian (Outdoor Kennels or Pens)	X	X	X	X
Warehouse/Office	X	X	X	X
Welding Shop	X	X	X	X
Contractor's Office (No Outside Storage)	P	P	P	P
Contractor's Office (With Outside Storage)	X	X	X	X
Contractor's Temporary On-site Office	P	P	P	P
Electronic Assembly	X	X	X	X
Engine Repair or Manufacture	X	X	X	X
Laboratory Equipment Manufacture	X	X	X	X
Machine Shop	X	X	X	X
Maintenance and Repair Services for Bldgs.	X	X	X	X
Open Storage/Outside Storage	X	X	X	X
Plumbing Shop	X	X	X	X
Research Lab (Nonhazardous)	X	X	X	X
Sand/Gravel/Stone Sales or Storage	X	X	X	X
Sand/Gravel Quarrying	X	X	X	X
Sign Manufacturing	P	X	X	X
Stone/Clay/Glass Manufacturing	X	X	X	X

This industrial use not necessarily compatible with Historic Districts