

**PERMITTED & SPECIAL USES**

<p align="center"><b><u>I-1 Industrial (Current)</u></b>  <i>Green = Same in both districts</i>  <i>Red = Different from proposed district</i>  <i>Orange = Caveat on use</i></p>	<p align="center"><b><u>CMU, Central Mixed Use (Proposed)</u></b>  <i>Green = Same in both districts</i>  <i>Red = Different from proposed district</i>  <i>Orange = Caveat on use</i></p>
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>Accessory dwelling units subject to SS</li> <li>Accessory uses and structures</li> <li>Agricultural supplies, bulk</li> <li>Animal hospitals and clinics as long as they contain no outdoor kennels</li> <li>Automobile car washes</li> <li>Automobile sales and service</li> <li>Automobile paint and body work</li> <li>Bus stations</li> <li>Business services</li> <li>Cemeteries, mausoleums, columbariums, memorial gardens, and crematoriums</li> <li>Civic centers</li> <li>Concrete plants</li> <li>Congregate care facilities, subject to supplementary standards</li> <li>Construction trades facilities</li> <li>Convenience stores with or without gasoline sales</li> <li>Day care facilities</li> <li>Dry cleaning and laundry</li> <li>Exhibition buildings</li> <li>Exterminators</li> <li>Fairgrounds</li> <li>Farm equipment sales and service</li> <li>Feed and grain storage</li> <li>Freight terminals (SIC Groups 40, 41, 42)</li> <li>Funeral homes</li> <li>Golf courses and related activities</li> <li>Government facilities</li> <li>Health clubs and athletic facilities</li> <li>Heavy equipment, sales, rentals, leases, and service</li> <li>Heavy equipment storage</li> <li>Hospitals</li> <li>Hotels</li> <li>Laboratories with or without outdoor storage or operations</li> <li>Merchandise gaming operations</li> <li>Mini-warehouses</li> </ul>	<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>Accessory dwelling units</li> <li>Accessory uses &amp; structures</li> <li>Adult care centers registered with DHSS</li> <li>Adult care homes</li> <li>Animal hospitals so long as they are totally enclosed</li> <li>Automobile car washes</li> <li>Banks &amp; other financial institutions</li> <li>Bed &amp; breakfast facilities</li> <li>Bus stations</li> <li>Business services</li> <li>Child care homes</li> <li>Congregate care facilities, subject to supplementary standards</li> <li>Construction trades facilities</li> <li>Convenience stores with or without gasoline sales</li> <li>Cultural art buildings</li> <li>Dance &amp; fitness facilities</li> <li>Dry cleaning &amp; laundry establishments containing less than 2,000 sq ft of floor space</li> <li>Funeral homes</li> <li>Garage apartments</li> <li>Home occupations</li> <li>Hotels &amp; motels</li> <li>Laundries, coin-operated</li> <li>Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, SS</li> <li>Mobile food vendors, subject to supplementary standards</li> <li>Music &amp; art studios</li> <li>Newspapers and printing companies</li> <li>Nursing homes, subject to supplementary standards</li> <li>Offices, business, professional and public</li> <li>Parking lots &amp; parking garages</li> <li>Parks</li> <li>Personal services</li> <li>Planned residential developments (minor), subject to the requirements of article VII, below</li> </ul>

Mobile food vendors, subject to supplementary standards  
Motels  
Motor freight terminals  
Nursing homes, subject to supplementary standards  
Parking lots and parking garages  
Parks  
Passenger transportation terminals  
Personal services  
Private clubs  
Progressive care facilities, subject to supplementary standards  
Public and semi-public structures  
Publishing and printing establishments  
Radio and television broadcasting studios  
Recreational facilities, commercial, indoor  
Recreational facilities, commercial, outdoor  
Recycling centers  
Religious institutions  
Repair services, miscellaneous  
Research and development with or without outdoor storage and operations  
Rest homes, subject to supplementary standards contained in section 16-4, below  
Restaurants  
Restaurants, drive-in  
Retail stores  
Service stations  
Signs, subject to the provisions of article XIII  
Storage yards  
Telecommunications antennas, subject to supplementary standards  
Telecommunications towers, subject to supplementary standards  
Travel trailer sales  
Treatment plants, water and sewer  
Vehicle repair shops with or without outdoor operations and storage  
Vehicle storage areas, not to include junk yards and wrecking yards  
Wholesaling establishments  
Bottling plants  
Breweries  
Cideries  
Cideries, hard

Private clubs  
Progressive care facilities, subject to supplementary standards  
Public & semi-public buildings  
Recreational facilities, indoors  
Religious institutions  
Repair services, miscellaneous  
Residential dwellings, single family  
Residential dwellings, multi-family  
Residential dwellings, two-family  
Rest homes, subject to supplementary standards  
Restaurants  
Retail stores  
Schools, post-secondary, business, technical and vocational  
Schools, elementary & secondary  
Signs, subject to the provisions of article XIII, below  
Small scale manufacturing, subject to the supplementary standards  
Telecommunications antennas, subject to supplementary standards  
Theaters, indoors  
  
**Special Uses**  
Childcare centers  
Civic clubs & fraternal organizations  
Public utility facilities  
Vehicle repair & service, without outdoor operations

<p>Distilleries</p> <p>Food processing establishments, limited to dairy and bakery products, canneries, and beverage products</p> <p>Greenhouses and commercial nurseries</p> <p>Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, subject to supplem. standards</p> <p>Wineries</p> <p>Manufacturing (selected industries)</p> <p><b>Special Uses</b></p> <p>Adult establishments</p> <p>Animal boarding facilities</p> <p>Civic clubs &amp; fraternal organizations</p> <p>Electronic gaming operations</p> <p>Public utility facilities</p>	
<b>DIMENSIONAL STANDARDS</b>	
<p><b><u>I-1 Industrial (Current)</u></b></p> <p><i>Green = Same in both districts</i></p> <p><i>Red = Different from proposed district</i></p> <p><i>Orange = Caveat on standard</i></p>	<p><b><u>CMU Commercial Mixed Use (Proposed)</u></b></p> <p><i>Green = Same in both districts</i></p> <p><i>Red = Different from proposed district</i></p> <p><i>Orange = Caveat on standard</i></p>
<p><b>Dimensional Requirements:</b></p> <p>Minimum Lot Area in Square Feet: <b>40,000</b></p> <p>Minimum Lot Width at Building Line in Feet: <b>100'</b></p> <p>Minimum Yard Requirements in Feet:</p> <p style="padding-left: 40px;">Front: <b>35'</b></p> <p style="padding-left: 40px;">Side: <b>20'</b></p> <p style="padding-left: 40px;">Rear: <b>20'</b></p> <p>Maximum Height in Feet: <b>35'</b> (or no cap with increased side setbacks)</p> <p>Max Density: <b>N/A</b></p>	<p><b>Dimensional Requirements:</b></p> <p>Minimum Lot Area in Square Feet: <b>0'</b></p> <p>Minimum Lot Width at Building Line: <b>0'</b></p> <p>Minimum Yard Requirements:</p> <p style="padding-left: 40px;">Front: <b>12' from curb</b></p> <p style="padding-left: 40px;">Side: <b>0'</b></p> <p style="padding-left: 40px;">Rear: <b>0'</b></p> <p>Maximum Height in Feet: <b>36'</b> or <b>64'</b> (w/ 3 floors residential)</p> <p>Max Density: <b>No Cap</b></p>