

City of Rio Communities: Allowable Businesses & Services by Zone	Key:											
	Permitted Use (P)				Conditional Use (C)				Special Use (S)			
BUSINESS/SERVICE BY TYPE	ZONE CLASSIFICATION											
	R-1	R-2	MH-1	MH-2	P/R	C-1	C-2	C-3	I-1	I-2	I-3	PD
Accessory Building (Storage)	P	P	P	P	P	P	P	P	P	P	P	P
Adult Entertainment								C				
Airport												
Amusement Park							C					
Animal Hospital & Clinic							P					
Apartments (≤16 Units)		P					P	P				
Asphalt Batch Plant											S	
Athletic Club (Gym)		S										
Auditoriums								P				
Auto Sales, Service & Repair								P				
Auto Parts Store												
Auto Parking Lot							P					
Auto (Car) Wash						S	C					
Auto Wrecking (Junk) Yard											C	
Auto Equipment & Rental								P				
Auto Body & Repair								P				
Aviation Facility												
Bakery						P						
Ballfields	P	P										
Banks & Financial Institutions							P					
Bank Drive-up Windows							C					
Bathhouse		S										
Bed & Breakfast Inn	S	P										
Bicycle & Pedestrian Paths					P							
Boarding House		P										
Boat Storage, Sales & Service							P					
Body Art (Tattoo Parlor)								C				









	R-1	R-2	MH-1	MH-2	P/R	C-1	C-2	C-3	I-1	I-2	I-3	PD
Public Facilities					P						P	
Radio/TV Broadcasting Studio							P					
Racetrack (Motor Speedway)									S	S		
Railroad Facility												
Real Estate						P						
Recycling Center							P					
Rehabilitation Center		S										
Restaurant												
Retail Store												
Retirement Home		S					P					
Roofing & Sheetmetal Office (only)							P					
Roofing & Sheetmetal Officer & Shop								P				
School: Public	S	S	S			S	C					
School: Private	S	S	S			S	C					
School: University/College	S	S	S			S	C					
School: Junior Collage	S	S	S			S	C					
School: Parochial	S	S	S			S	C					
School: Vocational	S	S	S			S	C					
Shopping Center <2 Acres						C	C					
Shopping Center >2 Acres & <5 Acres						S	C					
Showroom and Sales							P					
Skating/Hockey Rink							P					
Skateboard Park					P							
Small Business/Service						P						
Smoke Shop						P						
Spa (Full range of body treatments)							P					
Sporting Goods Store							P					
Stables-Commercial												
Stationary & Business Products						P						
Steam Cleaning Service							P					
Stockyard												
Storage (Vehicles, RVs & Boats)	P	P	P									
Storage (Vehicle/Junk Yards)									S	S		



