

IG, Industry General District

The IG District is established and intended to provide lands for light industrial uses that can be operated in a relatively clean and quiet manner and that will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. Some heavier industrial uses may be permitted with a Special Exception (see Section 2-300(D)). Commercial uses are allowed, but are considered incidental to the predominantly light industrial nature of the district. Residential uses, other than caretaker dwellings, and uses that generate hazardous wastes are not permitted.

(5) LC, Limited Commercial District

The LC district is established as a mid-level intensity commercial district that allows a wider range of non-residential uses at increasing intensities than the NC district. The uses allowed in this district include a wide range of general retail, business, and service uses, as well as professional and business offices along with integrated residential uses as allowed in the NC district, but not intensive commercial or other business activities. Uses in this district are intended to serve groups of neighborhoods instead of individual neighborhoods.

(B) Table of Allowed Uses

TABLE 4-100(B): TABLE OF ALLOWED USES																												
P = Permitted Use C = Conditional Use S = Special Exception A = Allowed in PD/NMU District Blank Cell = Prohibited																												
Applicable Use-Specific Standards Listed in Column on Far Right																												
USE CATEGORY	USE TYPE	RESIDENTIAL								BUSINESS												PLANNED DEVELOPMENT					ADDTL REQUIREMENTS	
		SF-2	SF-3	SF-4	SF-5	SF-8	MF-8	MF-15	MHP	RH	OI	NO	DTWN	NC	LC	CC	GC	MUC	NMU	IG	IH	IB	PD-R	PD-C	PD-MEC	PD-TND		PD-PED
RESIDENTIAL USES																												
Household Living	Dwelling, Live/work				C	P	P	P			P	P	P	P	P	P	P	A			P	A	A	A	A			
	Dwelling, mobile/ manufactured home								P																			
	Dwelling, multiple family						P	P			P	S	P	S	P	P	S	P	A			A	A	A	A	A		
	Dwelling, single-family attached					C	P	P			P	P	P	S	P	P		P	A			A			A	A		
	Dwelling, single-family detached	P	P	P	P	P	P	P		P	P		P					P	A			A			A	A		
	Dwelling, townhouse					C	P	P			P	P	P	C	P	P		P	A			A	A	A	A	A		
	Dwelling, two- to four-family					S	P	P	P		P	P	P	C	C			P	A			A			A	A		
	Manufactured/ mobile home park								P																		4-300(A)(1)(a)	
Group Living	Upper story dwelling above a non-residential use					P	P	P	P		P	P	P	P	P	P	P	A			P	A	A	A	A			
	Dormitory						S	S			P		P		S									A	A	A	4-300(A)(2)(a)	
	Fraternity or sorority house						S	C			P						S	A								A		
	Group home (Type A)				S	S	S	S	S	S	S	S	S	S	S		S	S	A			A			A		4-300(A)(2)(b)	
	Group home (Type B)						S	S		S	S	S	S	S	S		S	S	A			A			A			
PUBLIC AND INSTITUTIONAL USES	Rooming house							P			S	P		P		S	S	A							A		4-300(A)(2)(c)	
	Community center		S	P	P	P	P	P	P		P	P	P	S	S			P	A				A	A		A		
	Art galleries, art centers, and the like		S	S	S	S	S	S			P	C	P	C	P	P	P	A	S		C	A	A		A	A		
	Cultural facility					C	S	P	P		P	P	P	S	S		P	P	A			A	A		A	A		
	Library		S	S	S	S	S	P	P		P	P	P	C	C		P	P	A			A	A		A	A		
	Museums		S	S	S	S	S	S			P	C	P	C	P	P	P	A			C	A	A		A	A		
	Senior center					S	C	P	P	S		P	P	S	S		P	S	A			A			A			
	Youth club facility					S	S	P	P	S		P	P	S	S		P	S	A			A			A			
	Day Care	Adult day care center							S		S	S	S		S		S						A			A		
	Child day care center (7 or more persons)							P	P	S		S	P	P	P	S	S		S	A			A	A	A	A	A	4-300(B)(2)(a)
	In home day care (up to 6 persons)	C	C	C	C	C	C	C	S	P								P	A			A			A		4-300(B)(2)(b)	

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Educational Facilities	Arenas (enclosed) and Auditoriums related to college or university									P	P		S		P		A										A	4-300(B)(1)	
	Athletic fields related to college or university									P	P		S		P		A										A		
	Bookstores related to college or university									P	P		S		P		A										A		
	College or university									P	P		S		P		A										A	4-300(B)(1)	
	Chapels related to a college or university									P	P		S		P		A										A		
	Dining facilities related to college or university									P	P		S		P		A											A	4-300(B)(1)
	Offices, related to college or university									P	P		S		P		A											A	
	Medical clinic related to college or university									P	P		S		P		A											A	
	Pre-school					C		P		P	P	P	P	S	S	P	A						A	A		A	A	4-300(B)(2)(a)	
	Research facilities related to college or university									P	P		S		P		A											A	4-300(B)(1)
	Retail use related to college or university									P	P		S		P		A											A	
	School, elementary	C	C	C	C	P	P	P		C	P	P	P	P	P	P	P	A					A			A		4-300(B)(7)	
	School, middle or junior high				S	S	S	S		C	P	P	P	S		S	P	A					A			A			
	School, senior high				S	S	S	S		P	P	P	S	P			P	A					A			A			
Stadium related to college or university										P	P				P		A										A	4-300(B)(1)	
Student unions and related student facilities, related to college or university										P	P		S		P		A										A		
Vocational or trade school										P	S		S		S	P				S	S		A	A	A				4-300(B)(7)
Government Facilities	Government maintenance, storage, and distribution facility				S	S	S	S		S	P	S	P	P	P	P	P	S		P	P	P		A	A				
	Government office			S	S	S	S	S			P	P	P	P	P	P	P	A	P		P		A		A	A			
	Post office					S	S	S			P	P	P	P	P	P	P	A			P		A	A	A	A	A		
Health Care Facilities	Blood/tissue collection facility											P		P		P	S						A	A		A			
	Drug and alcohol treatment facility											P		S	P		S											4-300(B)(3)(a)	
	Hospital										P	S		P	P	P	P	A			S		A	A				4-300(B)(3)(b)	

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	Medical and dental clinic							S			P	S	P	C	P		P	S	A				A	A		A		
	Medical and dental lab										P						P	S				P			A			
	Medical treatment facility (20 or fewer beds)										P	C	P	C	P		P	P	A					A		A		4-300(B)(3)(c)
	Outpatient facility										P		P		P		P	P	A			P	A	A	A	A		
Institutions	Assisted living facility		S	S	S	S	S	S			P		S		P	S	S	S	A				A			A		4-300(B)(4)(a)
	Convention center										P		P			P	P	S				S		A				4-300(B)(4)(b)
	Halfway house (Type A)						S	S	S		S	S	S		S			S	A				A			A		4-300(B)(4)(c)
	Halfway house (Type B)							S			S	S	S		S			S	A				A			A		
	Nursing home							S	S			S	S	S	P			S	A				A	A		A		4-300(B)(4)(a)
	Psychiatric treatment facility										S				S		P							A				
	Religious institution, with seating capacity less than 300 in sanctuary or main activity area	S	S	S	S	S	P	P	P	S	P	P	P	P	P	P	P	P	A				A	A		A		4-300(B)(4)(d)
	Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities						S	S	S	S		S	P	S	P	S	P	P	P	A				A	A		A	
Parks and Open Areas	Arboretum or Botanical garden	P	P	P	P	P	P	P		P	P	P	S	P	P			S	A				A	A		A	A	
	Cemetery, columbaria, mausoleum	S	S	S	S	S	S	S		S	S	S	S	S			P	P	A							A		4-300(B)(5)(a)
	Community garden	P	P	P	P	P	P	P	P	P	P	P			S			P	A				A			A		
	Golf course, public	P	P	P	P	P	P	P		P							P					S	A			A	A	
	Park, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	A	A	A	A	A	
	Public square	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	A	A	A	A	A	
Public Safety	Correctional facility											S								P	P	S						4-300(B)(6)(a)
	Fire and EMS	S	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P	P	A	P	P	P	A	A	A	A		
	Police station	S	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P	P	A	P	P	P	A	A	A	A	A	
	Sub station for fire and city police	S	S	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	A	P	P	P	A	A	A	A		
Transportation	Airport																			S	P	S			A			4-300(B)(8)(a)

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	Helicopter landing facilities										P		S			S	S	S				S		A	A		A	4-300(B)(8)(b)
	Passenger terminal, surface transportation							S			P	P	P		P		P	P	A		P	P		A	A	A		
Utilities	Wireless Communication tower and/or antenna, freestanding										S	S		S	S	S	S			S	S	S	A	A	A			4-300(B)(9)(a)
	Wireless Communication antenna, Collocation on existing tower or similar structure	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	A	P	P	P	A	A	A	A	A	4-300(B)(9)(b)
	Wireless Communication antenna, placement on existing structure						S	S	S	S	C	C	C	C	C	C	C	A	P	P	P	A	A	A	A	A	4-300(B)(9)(c)	
	Utility, major							S	S	S	S	S	P	S	S	P	P	S	A	P	P	P		A	A		A	4-300(B)(9)(d)
	Utility, minor	S	S	S	S	S	P	P	P	S	P	P	P	P	P	P	P	P	A	P	P	P	A	A	A	A	A	4-300(B)(9)(e)
COMMERCIAL USES																												
Agriculture	All uses								P	P										P		P					A	
Agricultural Support and Services	Farm market								S	S	P	P	P	S		S	S	A					A	A		A		
	Nursery, commercial									P				P	P	P	P	A				S						
	Nursery, production								P						P	P				P	P							
Animal Care	Animal shelter								S						S	S		A	P		P							
	Animal grooming											P	P	P	P	S	P	A						A	A	A		
	Kennel, indoor					S	S	S		P	S	S	S	P	P	P	S	A						A	A			4-300(C)(1)(a)
	Kennel, outdoor								S					S	P	P				P				A	A			4-300(C)(1)(b)
	Equine stable								P																			4-300(C)(1)(c)
	Veterinary clinic without boarding									C	C	S	C	P	P	P	S	A						A	A			4-300(C)(1)(d)
Eating Establishments	Veterinary clinic with boarding									S	S	S	S	P	P	P	S	A						A	A			
	Bakeries, dinner theatres, or other entertainment establishments engaged in the sale of food products						S	S		P	S	P	P	P	P	P	P	A					A	A	A	A		
	Restaurant, indoor seating only						S	S		P	S	P	P	P	P	P	P	A			S		A	A	A	A		
	Restaurant, with indoor and outdoor seating only						S	S		P	S	P	C	P	P	P	P	A			C		A	A	A	A		4-300(C)(2)(a) & (b)

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	Restaurant, with indoor and outdoor seating, drive-in, or walk-up service							S			C	S	S	S	P	P	P	P	A			S	A	A	A	A		
	Specialty eating establishment						S	S			P	S	P	P	P	P	P	P	A			S	A	A	A	A		
Conference and Training Centers	Conference center										P	P	P			P	S	S	A			P		A	A		4-300(C)(3)	
Offices	Business services							S			P	P	P	P	P	P	P	P	A	S		S	A	A	A	A		
	Financial services							S			P	P	P	P	P	P	P	P	A			S	A	A	A	A		
	Professional services, including medical and dental							S			P	P	P	P	P	P	P	P	A	S		S	A	A	A	A		
	Radio and television broadcasting studio										P		P		S	P	P	S	A					A	A			
	Sales												P	P	P	P	P	P	A			S		A	A	A		
Parking, Commercial	Parking lot							S			P	S	P	S	P	P	P	S	A	P		P		A	A		A	4-300(C)(4)(a)
	Parking structure							S			P	P	P	P	P	P	P	P	A	P		P	A	A	A	A	A	4-300(C)(4)(b)
Recreation/ Entertainment, Indoor	Auditorium										P		P		S	P	P	S	A	S		P		A	A			4-300(C)(5)(a)
	Commercial recreation, indoor										P	S	P	S	P	P	P	P	A					A	A	A		
	Private club or lodge with seating capacity of less than 300 in main activity area					S	S	S			P	S	P	S	P	P	P	P	A				A	A	A	A		
	Private club or lodge, with seating capacity of 300 or greater in main activity area										S	S	P		P	P	P	P	A					A	A	A		
	Theater (less than 500 seats)										P		P	S	P	P	P	P	A					A		A	A	
	Theater (500 seats or more)										P		S		S	C	C	C	A					A			A	
Recreation/ Entertainment, Outdoor	Arena, amphitheatre, or stadium										P		P		S	P	P	S	A			S		A	A		A	4-300(C)(6)(a)
	Commercial recreation, outdoor (less than 10,000 sf)				S	C	C	C		S	P		P	C	C	P	P	P	A				A	A	A	A		
	Commercial recreation, outdoor (10,000 sf or more)				S	S	S	S		S	P		P	S	P	P	P	P	A					A	A			
	Golf course, private	P	P	P	P	P				P	P				S	P	P						A			A	A	
	Golf driving range									S	P					S	P	P	S			S	A	A	A	A		
Retail Sales and Services [1]	Adult entertainment																P			P							4-300(C)(7)(b)	
	Bar, nightclub, or cocktail lounge												P		S	P	P	P	A	P		P	A	A	A	A	4-300(C)(7)(c)	

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	Body piercing establishment														S	P	P			P				A	A			4-300(C)(7)(k)
	Convenience store (without gasoline sales or fast food sales)					C	C	C		P		P	P	P	P	P	P	A			S	A	A	A	A	A		
	Convenience store (with gasoline sales)					S	S	S				C	S	C	P	P	C	A					A	A	A		4-300(C)(7)(d)	
	Convenience store (with gasoline and fast food sales)							S				S	S	P	P	P	C	A			S		A	A			4-300(C)(7)(d)	
	Crematory														S	S			P	P	P						4-300(C)(7)(e)	
	Drug store or pharmacy (with drive through)						S	S				P	C	P	P	P	P	A					A		A		4-300(C)(7)(f)	
	Entertainment establishment						S					P	S	S	P	P	P	A					A		A			
	Financial institution									P	S	P	C	P	P	P	P	A				A	A	A	A		4-300(C)(7)(g)	
	Flea market															S	P			P							4-300(C)(7)(h)	
	Funeral home									S		P		S	P	P	S	A					A		A			
	Grocery Store											P	C	P	P	P	P	A	S				A	A	A	A		
	Laundromat						S	S		P		P	C	P	P	P	S	A					A	A		A		
	Liquor Store											P	C	P	P	P	P	A					A	A	A	A	A	4-300(C)(7)(l)
	Personal services establishment						S	S		P	S	P	C	P	P	P	P	A	S		S	A	A	A	A		4-300(C)(7)(i)	
	Repair establishment											P	S	P	P	P	P	A	P		P		A	A	A			
	Retail sales establishment											P	C	P	P	P	P	A				A	A	A	A	A		
	Tattoo parlor																				P		A	A			4-300(C)(7)(j)	
Vehicle Sales and Services	Aircraft parts, sales, and maintenance																		S	P	S			A				
	Automobile painting/body shop														P	P			P	P			A				4-300(C)(8)(a)	
	Automobile parts sales and installation										S		C	P	P				P							4-300(C)(8)(b)		
	Automobile rental and sales										S			P	P	S	A	P				A				4-300(C)(8)(c)		
	Automobile repair and servicing (without painting/bodywork)											S		S	P	P	S	A	P	S		A				4-300(C)(8)(d)		
	Automotive wrecker service														P	P	S		P	P	P					4-300(C)(8)(e)		
	Boat and marine rental and sales														P	P			P			A				4-300(C)(8)(f)		
	Car wash or auto detailing (full and self service)											S		S	P	P	S	A	P		P		A			4-300(C)(8)(g)		

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misc	Gasoline filling station							S			S	P	S	P	P	P	S	A	P		P			A	A	A	4-300(C)(8)(h)
	Recreational vehicle/travel trailer rental and sales														P	P			P								4-300(C)(8)(c)
	Taxicab service										S	P	S	P	P	P	P	A			P		A	A			
	Truck or tractor rental or sales															S	S			P	P				A		4-300(C)(8)(c)
	Truck stop														S	P	P			P				A			4-300(C)(8)(i)
Visitor Accommodation	Bed and breakfast		S	S	S	S	S	S	S	P	P	P	P	P	P	P	S	A					A	A		A	4-300(C)(9)(a)
	Campground								S					P		P											4-300(C)(9)(b)
	Hotel or motel									P		P	S	P	P	P	S	A			S		A	A	A		4-300(C)(9)(c)
	Tourist Home						S	S				P	S	P	P	P		A					A	A		A	4-300 C)(9)(d)
INDUSTRIAL AND RELATED USES																											
Extractive Industry	All uses																			S	P						4-300(D)(1)
Industrial Services	Building, heating, plumbing, or electrical contractor															S				P	P			A			4-300(D)(2)(a)
	Electric motor repair																P	S		P	P						
	Fuel oil/bottled gas distributor																			P	P						
	General industrial service																			P	P						
	Heavy equipment sales, rental, or repair																			P	P						4-300(D)(2)(b)
	Laundry, dry cleaning, and carpet cleaning facilities															P	P	S		P	P						4-300(D)(2)(c)
	Machine shop																			P	P						4-300(D)(2)(a)
	Repair of scientific or professional instruments												S	P	P	P	P			P	P	P	A	A	A	A	
	Research and development									P		P		S	P	P	S			P	P	P		A	A		
	Tool repair											S		S	P	P	P			P	P	P					4-300(D)(2)(a)
Manufacturing and Production	Manufacturing, heavy																			P							4-300(D)(3)(a)
	Manufacturing, light															S	S			P	P	P		A	A		
Self-Service Storage	All uses										S		S	P	P	S	A	P	P	P			A	A			4-300(D)(4)
Warehouse and Freight Movement	Cold storage plant																			P	P			A	A		
	Parcel services										S		P	P	P	S	A	P	S	P			A	A			4-300(D)(5)(a)

TABLE 4-100(B): TABLE OF ALLOWED USES																												
P = Permitted Use C = Conditional Use S = Special Exception A = Allowed in PD/NMU District Blank Cell = Prohibited																												
Applicable Use-Specific Standards Listed in Column on Far Right																												
USE CATEGORY	USE TYPE	RESIDENTIAL								BUSINESS										PLANNED DEVELOPMENT					ADDTL REQUIREMENTS			
		SF-2	SF-3	SF-4	SF-5	SF-8	MF-8	MF-15	MHP	RH	OI	NO	DTWN	NC	LC	CC	GC	MUC	NMU	IG	IH	IB	PD-R	PD-C		PD-MEC	PD-TND	PD-PED
	Truck or freight terminal																P			P	P	P						4-300(D)(5)(b)
	Warehouse (distribution)														S	S				P	P	P		A	A			
	Warehouse (storage)																			P	P	P		A	A			
	Outdoor storage (as a principal use)															S	S				P	P			A			
Waste-Related Services	Energy recovery plant																			S	S							4-300(D)(6)(a)
	Hazardous waste collection sites																				S							
	Incinerator																			S	P	S						
	Landfill																			S	S							
	Land-spreading of wastes									S										S	S							4-300(D)(6)(b)
	Recycling drop-off center				S	S		S	S		P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
	Recycling and salvage center																			S	S							
	Salvage and junkyard																				S							
	Tire disposal or recycling																			S	S							
	Waste composting																			S	S							4-300(D)(6)(a)
Wholesale sales	All uses													S	P	P	S		P		S		A	A				
NOTES: [1] Retail sales and services uses lawfully established and existing on March 1, 2006, in the Neighborhood Office (NO) district may be allowed to remain and expand in accordance with Section 8-200(D)(2), <i>Retail Sales and Service Uses in the Neighborhood Office District</i> .																												