

Figure 3.4: Allowable Uses

Land Use*	PERMIT REQUIRED BY AREA					
	Gateway District		Rusch Park District		L40	SCVS
	GDCC	Outside GDCC	RSVC	Outside RSVC		
INDUSTRY, MANUFACTURING & PROCESSING						
Artisan/craft product manufacturing	P	P	P	P	P	P
Contract construction service - Indoor	P	P	P	P	P	P
Contract construction service - Outdoor storage	—	—	—	—	UP P	UP
Contract construction service - Outdoor work area	—	—	—	—	UP P	UP
Food & beverage product manufacturing	MUP	MUP P	MUP	MUP P	MUP P	MUP
Furniture & fixtures manufact., cabinet shop	—	—	—	—	MUP	MUP
Industrial research & development	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP
Laboratory-Analytical testing	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP
Laundry plant	—	—	—	—	P	—
Manufacturing/processing-Light	—	—	—	— MUP	MUP P	—
Manufacturing/processing-Medium	—	—	—	—	— UP	—
Manufacturing/processing-Heavy	—	—	—	—	—	—
Media production		UP MUP	UP MUP	UP MUP	UP P	UP MUP
Printing and publishing	P	P	P	P	P	P
Recycling-Small collection facility	—	UP	—	UP	UP	UP
Storage - Outdoor	—	—	—	—	UP	—
Storage - Personal storage facility (mini-storage)	—	—	—	—	UP	—
Storage- RV, boats	—	—	—	—	UP	—
Storage- Warehouse, indoor storage	—	—	—	—	P	—
Wholesaling and distribution as an accessory use	MUP	MUP	MUP	MUP	MUP	MUP
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Adult entertainment business	—	—	—	—	—	—
Bingo parlor	UP	UP	UP	UP	UP	UP
Cardroom	—	—	—	—	—	—
Commercial recreation facility - Indoor, major	MUP	MUP	MUP	MUP	MUP	MUP
Commercial recreation facility - Indoor, minor	MUP P	MUP P	MUP P	MUP P	MUP P	MUP P
Conference/convention facility	MUP	UP	—	—	—	—
Fitness/health facility	P	P	P	P	P	P
Library/museum	P	P	P	P	P	P
Meeting facility, public or private	UP	UP	UP	UP	UP	UP
Park, playground	P	P	P	P	P	P
School - College, University	UP	UP	UP	UP	UP	UP
School - Elementary, middle, secondary	UP	UP	UP	UP	UP	UP
School - Specialized education/training, minor	P	P	P	P	P	P
School - Specialized education/training, major	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP	UP MUP
Sports & entertainment assembly facility	UP	UP	UP	UP	UP	UP
Studio - Art, dance, music etc.	P	P	P	P	P	P
Theater	P	P	P	P	P	P
RESIDENTIAL USES						
Emergency shelter	—	—	—	S	S	S
Home occupation	P	P	P	P	P	P
Live/work Unit	MUP	MUP	MUP	MUP	MUP	MUP
Residential component of a mixed-use project	MUP	MUP	MUP	MUP	MUP	MUP
Multi-family housing in a mixed use structure	MUP	MUP	MUP	MUP	MUP	MUP
Multi-unit dwelling	P	P	P	P	P	P
Small lot housing product	S	S	S	S	S	S

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	Gateway District		Rusch Park District		L40	SCVS
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RETAIL TRADE						
Accessory retail uses	P	P	P	P	P	P
Alcoholic beverage sales	S	S	S	S	S	S
Artisan shop	P	P	P	P	P	P
Bar	UP	UP	UP	UP	UP	UP
Brew pub/tavern	S	S	S	S	S	S
Building/landscape materials sales	—	MUP	—	MUP	MUP	MUP
Construction and heavy equipment sales and rental	—	—	—	UP	P	—
Convenience store	S	S	S	S	S	S
Drive-through retail	UP	UP	UP	UP	UP	**UP
Drug store, pharmacy	P	P	P	P	P	P
Farm supply and feed Store	—	—	—	—	P	—
Firearm sales, gunsmithing	—	—	—	—	UP	—
Fuel dealer (propane, etc.)	—	—	—	—	—	—
Furniture, furnishings and appliance store	P	P	P	P	P	P
General retail	P	P	P	P	P	P
Groceries, specialty foods	P	P	P	P	P	P
Itinerant vendor	S	S	S	S	S	S
Mixed-use project	S	S	S	S	S	S
Night club	UP	UP	UP	UP	UP	UP
Office supporting retail	P	P	P	P	P	P
Outdoor display sales	MUP	MUP-P	MUP	MUP-P	P	MUP
Public auction, flea market	—	—	—	—	—	—
Restaurant, café, coffee shop	P	P	P	P	P	P
Retail complex	P	P	P	P	P	P
Smoking paraphernalia establishment	—	—	—	—	—	—
Vending machines	P	P	P	P	P	P
Warehouse retail	—P	—P	—P	—P	UP-P	UP-P
Wood yard (firewood sales)	—	—	—	—	—	—
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL						
ATM- Outdoor	MUP	MUP	MUP	MUP	MUP	MUP
ATM- Within a building	P	P	P	P	P	P
Bank, financial services	P	P	P	P	P	P
Business support services	P	P	P	P	P	P
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	P	P
Medical services - Extended care	UP	UP	UP	UP	UP	UP
Medical services - Hospital	—	—	—	—	—	—
Medical services - Laboratory	—	P	—	P	P	P
Medical services - Medical cannabis dispensary	—	—	—	—	—	—
Medical services - Substance abuse treatment clinic	—	—	—	—	—	—
Office	P	P	P	P	P	P

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	Gateway District		Rusch Park District		L40	SCVS
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SERVICES-GENERAL						
Adult day care	P	P	P	P	P	P
Catering service	P	P	P	P	P	P
Car wash	—	—	—	—	UP	UP
Child day care center	MUP	MUP	MUP	MUP	MUP	MUP
Drive-through service	—	MUP	—	MUP	MUP	MUP
Equipment rental-Outdoor	—	—	—	UP	UP	—
Equipment rental-Indoor	—	—	—	UP	UP	—
Kennel, animal boarding	—	—	—	—	UP	—
Lodging-Bed & breakfast inn (B&B)	P	P	P	P	P	P
Lodging-Hotel or motel	MUP	UP	UP	UP	UP	UP
Massage Therapy	P	P	P	P	P	P
Maintenance service - client site services	—	—	—	P	P	—
Mortuary, funeral home	—	UP	—	UP	UP	UP
Personal services	P	P	P	P	P	P
Personal services- Restricted	—	—	—	—	—	—
Public facilities	—	—	—	—	—	—
Repair service-Equipment, large appliances, etc.	—	—	—	—	UP	—
Veterinary clinic animal hospital	UP P	UP P	UP P	UP P	UP P	UP P
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE						
Ambulance, taxi & specialized transportation dispatch facility	—	—	—	—	—	—
Broadcasting studio	UP P	UP P	UP P	UP P	UP P	UP P
Freight terminal	—	—	—	—	—	—
Parking facility, public or commercial surface	UP	UP	UP	UP	UP	UP
Parking facility, public or commercial structured	UP	UP	UP	UP	UP	UP
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP
Telecommunication facility	S	S	S	S	S	S
Utility facility	UP	UP	UP	UP	UP	UP
Utility infrastructure	P	P	P	P	P	P
Vehicle Storage	—	—	—	—	—	—
VEHICLE SALES AND SERVICES						
Auto parts sales with no installation services	P	P	P	P	P	P
Auto parts sales with installation services	***	***	***	***	***MUP	***UP
Auto/vehicle sales or rental	***	***	***	***	***UP	***
Auto/vehicle sales, wholesale-2 cars or less at any time	—	P	—	P	p	P
Auto/vehicle sales, wholesale-3 cars or more cars, other vehicles	—	—	—	—	—	—
Mobile home, boat, or RV sales	***	***	***	***	***UP	***
Service Station	—	UP	—	UP	UP	UP
Vehicle services-Major repair/body work	***	***	***	***	***UP	***
Vehicle services-Minor maintenance/repair	***	***	***	***	***MUP	***UP
Vehicle storage	—	—	—	—	—	—
Vehicle support services	—	—	—	P	P	—

*Definitions for Land Uses are found in Chapter 106.80 of the Zoning Code

**Only one stand-alone drive-through retail use allowed within the Sylvan Corners Village Square

***No new Vehicle Sales/Rental or Repair uses are permitted on sites without a history of those uses (with the exception of the Lincoln 40 and Sylvan Corners Village Square District with a UP or MUP) Sites that can demonstrate they have historically been used for Vehicle Sales/Rental, or Repair are permitted to resume a form of automotive uses if the applicant demonstrates a historic use of the property through one of the following means:

1. Existing Roll-up garage/service doors
2. Existing Automotive lifts
3. Existing Display area for vehicle sales
4. Historical photos/aerial images
5. A previous business license for a related use