

AN ORDINANCE AMENDING APPENDIX "A" OF THE CHESAPEAKE CITY CODE, ENTITLED "ZONING," SECTIONS 3-202, 3-403, 5-502.C.2 AND 3, 5-600, 5-800, 6-200, 7-502.B, 7-601, 7-602, 11-902, 11-1302, 12-600.B, 14-703 AND ADDING 4-229, ADDING 5-900.D, ADDING 7-510 THROUGH 7-513, ADDING 7-602.B, AND ADDING 14-705.K TO ADOPT THE URBAN MIXED USE ZONING DISTRICT AND APPLICABLE DEVELOPMENT STANDARDS, TO PROVIDE FOR CERTAIN SIGNS IN THE URBAN MIXED USE ZONING DISTRICT, TO ESTABLISH A MINIMUM ACREAGE FOR NEW RESIDENTIAL AND URBAN PLANNED UNIT DEVELOPMENTS, TO REDUCE REQUIRED PARKING FOR THE RMF-1 AND RMF-2 ZONING DISTRICTS (MULTI-FAMILY) TO TWO SPACES PER UNIT, TO MODIFY DEVELOPMENT STANDARDS IN THE SOUTH NORFOLK BUSINESS OVERLAY DISTRICT RELATING TO SETBACKS AND SIGN PLACEMENT.

BE IT ORDAINED by the Council of the City of Chesapeake, Virginia that Appendix "A" of the Chesapeake City Code, entitled "Zoning," Sections 3-202 adding paragraph C, 3-403, adding 4-229, 5-502.C.2 and 3, 5-600, 5-800, adding 5-900.D, 6-200, 7-502.B, adding 7-510 through 7-513, 7-601, 7-602.A, 11-902, 11-1302, 12-600.B, 14-703 and 14-705 be adopted and amended as follows:

ARTICLE 3. INTERPRETATION AND DEFINITIONS

§ 3-202. Rules of Construction and Interpretation.

C. Rules of Measurements for Calculating Housing Units. When calculations are made to determine the maximum number of housing units permitted under Article 5 of this Ordinance, numbers that are less than a whole number shall be rounded to the next lower whole number.

§ 3-403. Definitions.

Mixed use building. A building designed and constructed for a mixture of residential and commercial or office uses.

Mixed use dwelling. A dwelling located above the ground floor of a permitted commercial, retail, office or institutional use allowed in the B-1 neighborhood business district, B-5 urban business district, O & I office and institutional district, MXD-U mixed use urban district and the South Norfolk business overlay district only.

ARTICLE 4. ESTABLISHMENT OF DISTRICTS

§ 4-229. MXD-U mixed use urban district.

This district is intended for mixed use urban development that incorporates two or more different uses and may include a variety of housing types within a single development in a vertical or horizontal arrangement. Such a development should be designed to be pedestrian-oriented with various uses connected through an open space system of streetscapes and parks. Application of the MXD-U district is intended for properties designated as "mixed use" within the urban overlay district as shown on the adopted 2026 Land Use Plan. City Council may find other properties within the urban overlay district to be suitable for MXD-U zoning based on overriding goals, objectives and strategies as contained in the adopted 2026 Forward Chesapeake Comprehensive Plan.

ARTICLE 5. URBAN, SUBURBAN, AND RURAL OVERLAY DISTRICTS

§ 5-502. Residential density standards for properties located within the urban overlay district.

C. Multifamily residential development.

2. The density for property which is zoned R-MF-2, or urban planned unit development or MXD-U mixed use urban district may range up to a maximum density of thirty (30) dwelling units per acre of land except as provided for in section 11-1303 of this ordinance for urban planned unit developments.
3. Any multifamily development involving one (1) or more buildings more than thirty-five (35) feet in height shall require a conditional use permit, regardless of the proposed density except in the case of the MXD-U mixed use urban district. In the case of a planned unit development, heights exceeding thirty-five (35) feet may be approved by city council with the approval of a master development plan.

§ 5-600. Standards for determining residential densities.

The acreage for calculating residential density shall be limited to that land on which building development is permitted under law. Properties which shall be excluded from such acreage shall include, without limitation, the following: properties zoned for office and institutional, business or industrial uses; property dedicated or reserved for street construction bordering the development; provided, however, that such dedicated land which exceeds the dedication requirements of chapter 70 of the city Code shall be included in calculating acreage (as a density credit). The following may be included, but together shall not comprise more than ten (10) percent of the total included property: wetlands, as defined in the Code of Virginia, 1950, as amended; properties submerged under nontidal waters, up to the normal watermark; properties subject to easements for the construction of open ditches and aboveground facilities. Properties which are designated by a developer as buffer

areas for purposes of protecting wetlands and other environmentally sensitive areas and which otherwise would be suitable under this zoning ordinance for construction purposes may be included in the acreage for calculating residential density.

Calculations for Urban Planned Unit Developments and MXD-U mixed use urban district developments shall in accordance with §5-900 (c) and (d) below.

§ 5-800. Table of maximum permitted residential densities in the overlay districts.

Overlay District	Maximum Permitted Residential Density*
Rural	One (1) dwelling unit per three (3) acres of land
Suburban	Single-Family Detached and Two-Family Attached: Four (4) dwelling units per acre of land, with the exception of townhouse and multifamily development set out below.
	Townhouse Development: Ten (10) dwelling units per acre of land.
	Multifamily Development:
	R-MF-1 properties. Sixteen (16) dwelling units per acre of land.
Urban	Single-Family Detached and Two-Family Attached: Seven (7) dwelling units per acre of land, with the exception of townhouse and multifamily development set out below.
	Townhouse Development: Ten (10) dwelling units per acre of land
	Multifamily Development:
	(1) R-MF-1 properties. Sixteen (16) dwelling units per acre of land.
	(2) R-MF-2 properties. Thirty (30) dwelling units per acre of land.
	(3) Urban Planned Unit Development. Thirty (30) dwelling units per acre of land.
(4) MXD-U mixed use urban district properties. Thirty (30) dwelling units per acre of land.	

* See section 5-600 regarding the properties excluded from applicable acreage in density calculation.

Note: Use permit required for all developments involving one or more buildings more than thirty-five (35) feet in height, regardless of the density of the development except in the case of the MXD-U mixed use urban district. In the case of a Planned Unit Development, heights exceeding 35 feet may be approved by city council with the approval of the master development plan.

§ 5-900. Exceptions for certain uses.

D. Mixed use district developments. Calculations for determining density in a MXD-U mixed use urban district development shall be based on the gross acreage of the property, including areas which are designated by a developer as buffer areas for purposes of protecting wetlands and other environmentally sensitive areas and required open space. No more than ten (10) percent of the following areas shall be included in the gross acreage of the proposed development: wetlands, as defined in the Code of Virginia, 1950, as amended, areas submerged under nontidal waters, up to the normal watermark, areas subject to easements for the construction of open ditches and above-ground facilities.

ARTICLE 6. RESIDENTIAL DISTRICTS.

SECTION 6-2102.

TABLE OF PERMITTED AND CONDITIONAL USES
IN RESIDENTIAL DISTRICTS

TABLE INSET:

SIC	Use	Rural			Suburban			Urban			Condition*	Parking**
		1F	2F	MF	1F	2F	MF	1F	2F	MF		
<i>Residential</i>												
	Dwelling, Detached	P	P	P	P	P	P	P	P	P		3
	Dwelling, Two-family		P	P		P	P		P	P	24	3

Dwelling, Attached Row	P			P			P			1	4
Dwelling, Multifamily			P			P			P	3	4-3
Home Occupation	P	P	P	P	P	P	P	P	P	4	
Mobile Home Subdivisions			C			C			C	14	

ARTICLE 7. BUSINESS DISTRICTS

§ 7-500. B-5 urban business district.

§ 7-502. Development standards.

B. *Mixed use dwellings.* In addition to the permitted and conditional uses specified in section 7-602 of this ordinance, the upper floor levels of a building in a B-5 district may be used for residential apartments and condominiums, provided that the ground floor level is actively used or marketed for retail or other permitted or conditional commercial uses, and further provided that residential and nonresidential uses are not conducted on the same floor. All mixed use development should be designed, constructed and maintained in conformance with the guidelines and standards set out in that certain policy document entitled "Design Guidelines Manual" that is incorporated into the Comprehensive Plan as Appendix M.

§ 7-510. MXD-U mixed use urban district.

§ 7-511. Description.

This district is established to provide mixed use development centers in the urban overlay district only. These centers should include a mixture of residential, commercial, office and institutional uses of medium intensity in an integrated development or building. They should be designed to allow greater flexibility, promote innovative design, and create vibrant pedestrian-friendly communities.

Application of the MXD-U district is intended for properties designated as "mixed use" within the urban overlay district as shown on the adopted 2026 Land Use Plan. City Council may find other properties within the urban overlay district to be suitable for MXD-U zoning based on overriding goals, objectives and strategies as contained in the adopted 2026 Forward Chesapeake Comprehensive Plan. The MXD-U mixed use urban district is permitted only in those areas of the City served by public utility facilities.

§ 7-512. Development standards.

- A. Minimum lot size. No minimum lot size.
- B. Minimum lot width. No minimum lot width.
- C. Minimum lot frontage. No minimum lot frontage.
- D. Building Setbacks.
 - 1. Front Yard. The front setback shall be established with the approval of a master development plan between zero (0) and ten (10) percent of the lot depth.
 - 2. Side Yards. Eight (8) feet setbacks from adjoining properties. No interior side setbacks are required.
 - 3. Rear Yard. The rear setback shall be established with the approval of a master development plan between zero (0) and ten (10) percent of the lot depth.

E. *Building Height.* Maximum of seventy-five (75) feet or a maximum of six (6) floors. Buildings with a proposed height that exceeds seventy-five (75) feet or six (6) floors in height may be approved with the issuance of a conditional use permit in accordance with Section 19-205, applicable fire safety codes and the guidelines and standards set out in the policy document "Design Guidelines Manual" that is incorporated into the Comprehensive Plan as Appendix M . No conditional use permit shall be approved for a building that exceeds one hundred twenty-five (125) feet or ten (10) floors in height.

F. *Number of principal buildings.* No limit.

G. *Floor Area Ratio.* The maximum floor area ratio shall be 2.5 for mixed use buildings and 1.5 for all other buildings.

H. *Mixture of Uses.* All mixed use developments shall contain the following mixture of uses per gross floor area of all buildings:

1. *Residential:* Forty (40) to eighty (80) percent.
2. *Commercial Office/Hotel:* Ten (10) to thirty (30) percent.
3. *Commercial Retail:* Ten (10) to thirty (30) percent.

The percentage of uses shall be established in the approved master development plan and shall provide for an appropriate mixture of uses.

I. *Accessory Uses and Structures.* Accessory uses and structures shall meet the business requirements as specified in Section 14-100 et seq. of the zoning ordinance for assembly center, business, office and institutional and industrial districts. Fences, walls and hedges shall meet the residential requirements specified in Section 14-202

et seq. of the zoning ordinance. Home occupations shall meet the Section 14-300 et seq. of the zoning ordinance.

J. Indoor/Outdoor Operations. All permitted uses must be conducted within completely enclosed buildings unless expressly authorized in the Master Development Plan.

K. Off-Street Parking.

1. Each mixed use development shall provide areas for parking and traffic circulation that meets the parking space standards for both section 19-410 and section 19-411 of the Zoning Ordinance.
2. Off-street parking requirements may be reduced by City Council with the approval of a parking management plan that is adopted as part of the master development plan. Such parking plan shall include:
 - A parking schedule detailing the total square footage of gross floor area, the minimum number of parking spaces required for uses in the development and the proposed number of off-street parking spaces and proposed number of on-street parking spaces for each use.
 - a. The location of all proposed on-street parking areas, shared parking areas, remote parking areas, parking structures, pedestrian crossings, cross-access easements and rights-of-way.
 - b. Public transit routes to serve the development, if any.
 - c. Off-street parking spaces should be largely located to the rear of the principal buildings or otherwise screened so as to not be visible from public rights-of-way or residential zoning districts.

d. Surface lots shall provide green space meeting section 19-601(D) of the zoning ordinance.

L. Minimum Open Space.

1. Twenty (20) percent of total development acreage as determined in accordance with the density calculations set out in section 5-900(D) of the zoning ordinance. Such open space may include green areas, parks, landscaped areas open to the sky, lakes, roof gardens, walkways, trails, outdoor gardens, plazas, playground and recreational facilities, sports facilities, surface easements for drainage and other utilities over areas not within the lines of a parcel intended for development, and buffer areas intended for protecting sensitive environmental resources. The minimum open space may be reduced to fifteen (15) percent of total development acreage if the development is located within one thousand three hundred twenty (1,320) feet of a public park with a bicycle/pedestrian connection. Reductions in open space may only be approved with the approval of a master development plan.
2. At least fifty (50) percent of the required open space must be configured for usable recreation. Usable recreation shall include parks, plazas, landscaped areas open to the sky, playgrounds, roof top gardens, and pedestrian ways other than street sidewalks. Town squares and plazas that provide open areas where people can gather in a large group should be centrally located with dwelling units and businesses facing the open spaces. Smaller open spaces, such as pocket parks should be located throughout the development.

3. A minimum twenty (20) percent tree canopy coverage shall be provided within the development. Street trees and landscaping planted within the right-of-way may be counted towards meeting the minimum canopy coverage requirement. Street trees may be placed in planters or metal grates located within the sidewalk. The development shall meet landscape requirements as outlined in Section 19-600 of this ordinance. In lieu of buffer yards, buffer yard equivalency calculations may be approved by the city arborist. Required landscaping shall be shown on the master development plan.
4. Perimeter buffering using B-2 general business district standards under Sec. 19-610 of this ordinance shall be required and shown on the master development plan.

M. Street Network and Pattern. Mixed use developments shall promote interconnectivity and accommodate a hierarchy of street and alley widths that provide multiple travel options and points of connection to existing streets, including sidewalks and other pedestrian access. Public and private streets and alleys shall be identified on the master development plan. If non-city standard streets are proposed, proposed street sections for all streets and alleys within the development shall be submitted as part of the Master Development Plan, to include pavement widths, parking, landscaping, utilities and heights of adjacent buildings. Developments shall install sidewalks on both sides of new streets with pedestrian connections and sidewalks shall be provided along existing abutting streets.

N. Signage. A signage plan shall be submitted and be incorporated into the master development plan. Signs in the MXD-U mixed use urban district shall meet signage general requirements for residential districts as specified in section 14-700 et seq. of this ordinance except that the provisions set out below shall also apply and control where there is a conflict:

1. The total sign area for all signs on premises shall not exceed one (1) square foot of sign area for each linear foot of public right-of-way frontage.
2. No sign shall extend above or on the roofline of the building face.
3. The use of box signage is prohibited.
4. Freestanding signs are prohibited between a street and principal building when there is no front yard setback for the principal building.
5. Overhanging signs, extending out from the building and overhanging a sidewalk, street, alley or other passageway, are prohibited unless a special permit is approved by the director of public works in accordance with Section 66-121.1 of the City Code.
6. Outdoor advertising signs are prohibited.
7. Flashing signs or variable message signs are prohibited.

§ 7-513. Review and Approval Procedures.

A. Submittal of a Master Development Plan. In addition to the requirements of Article 16, all MXD-U mixed use urban development rezoning applications shall include a master development plan. The plan shall include the following information:

1. Preliminary Site Plan. A preliminary site plan is required per the requirements outlined in Section 18-201 of this ordinance;
2. Signage Plan. A signage plan showing the location, size and design of all signs located within the development. At a minimum, the signage plan shall demonstrate compliance with this ordinance and promote compatibility with adjacent property and proper sign placement.
3. Development Data.
 - a. The total number of dwelling units proposed by type of structure;
 - b. The total square feet of building floor area for nonresidential uses by general type;
 - c. The total land area, expressed in acres and a percent of the total development area, proposed to be devoted to residential and non-residential uses by type of use, and open space.
 - d. Where a reduction in required parking is proposed, a parking management plan shall be submitted. Such parking plan shall include:
 - i. A parking schedule detailing the total square footage of gross floor area, the minimum number of parking spaces required for uses in the development and the proposed number of off-street parking spaces and proposed number of on-street parking spaces for each use.

- ii. The location of all proposed on-street parking areas, shared parking areas, remote parking areas, parking structures, pedestrian crossings, cross-access easements and rights-of-way.
- iii. Public transit routes to serve the development, if any.
- iv. If non-city standard streets are proposed, proposed street sections for all streets and alleys within the development shall be submitted as part of the Master Development Plan, to include pavement widths, parking, landscaping, utilities and heights of adjacent buildings.

4. Review Criteria.

a. Rezoning Application Criteria. Findings for rezoning applications as specified in Article 16 of the zoning ordinance.

b. Integration with Adjacent Public Infrastructure. Mixed use developments shall be designed to integrate into the adjacent transportation system and utility networks and maintain or exceed the following specific performance standards:

- i. Pedestrian connections to ensure the maximum benefit of the transit system;
- ii. Connectivity to existing roadways;
- iii. Multi-modal roadway design that accounts for each transportation mode;
- iv. Strategic locations of parking lots and structures;
- v. Location of all on-street parking spaces;

- vi. Compatibility with the regional transportation system; and,
 - vii. Minimization of impacts to local neighborhood streets.
 - c. Compatibility of Uses and Structures. Mixed use developments shall be carefully planned so that the land uses and densities blend-in and contribute to the area they are located in a positive manner. Uses and structures shall be sited and designed to be compatible with one another. Compatibility of uses and structures shall be evaluated based on the following criteria: location; orientation; operation; massing; scale; visual and sound privacy.
 - d. Compatibility with Comprehensive Plan Design Guidelines. All mixed use development should be designed, constructed and maintained in conformance with the guidelines and standards set out in that certain policy document entitled "Design Guidelines Manual" that is incorporated into the Comprehensive Plan as Appendix M.
- B. Modifications of the Master Development Plan.
- 1. Minor modifications. Minor modifications of the master development plan may be authorized by the planning director or designee, provided the modifications will not:
 - a. Change by more than ten (10) percent the amount of area devoted to any residential or nonresidential use, provided that there is no increase in the total number of dwelling units;
 - b. Change by more than ten (10) percent the gross floor area of a building;

- c. Change any approved building location that results in a building being located closer to an adjacent property zoned or used for residential purposes;
- d. Decrease the amount of area devoted for open space;
- e. Increase the floor area ratio of any building;
- f. Relocate the approved circulation elements to any extent that would decrease the ability of such elements to function efficiently, or adversely affect their relation to surrounding properties and circulation elements;
- g. Change the location and type of signage in the development unless such changes result in a net decrease in signage area and freestanding signs are not relocated any closer to adjacent property zoned or used for residential purposes.
- h. Modify public infrastructure improvements to reduce the scope, quality or quantity of such improvements;
- i. Be contrary to the legislative intent of the city council in approving the master development plan.

Requests for minor modifications shall be treated as an administrative subdivision or site plan application.

- 2. Major modifications. Any proposed major modification, as determined by the planning director or designee, must be approved as an amendment to the master development plan in accordance with the same procedures as specified for initial submission.

§ 7-600. Table of permitted and conditional uses in business districts.

§ 7-601. Description.

A. *In general.* The following tables set out all uses which are permitted or which may be allowed through the granting of a conditional use permit by city council, in all business districts in the city. Where a use is not listed it shall not be allowed as a permitted or conditional use in these districts; provided, however, that, in those instances where a proposed use not listed below is determined by the zoning administrator to be of a similar nature or character as a listed use and such proposed use is also listed in the Standards of Industrial Categories (SIC) Manual, published by the Federal Office of Management and Budget, such proposed use may be treated in the same manner as the listed use. Any decision by the zoning administrator regarding such a proposed use shall be made in writing.

B. *Key of symbols used in table.* The symbols in the table below shall have the following meanings:

TABLE INSET:

B-1	Neighborhood business district
B-2	General business district
<u>B-5</u>	<u>Urban business district</u>
<u>MXD-U</u>	<u>Mixed use urban district</u>
P	Permitted use
C	Conditional use
R	Rural overlay district
S	Suburban overlay district
U	Urban overlay district

C. *Special conditions pertaining to specific uses.* The following conditions shall apply to specific uses, as indicated in the "condition" column in the uses schedule:

15. ~~Reserved~~—In accordance with section 14-300 of this Code.

36. See section 13-200 of this Code for supplemental regulations.

§ 7-602. Table of permitted and conditional uses in business districts.

SIC	USE	Rural		Suburban		Urban			Condition *	Parking **	
		B1	B2	B1	B2	B1	B2	B5			MXD/U
Agricultural Uses											
1	Agricultural Production-Crops	P	P	P	P	P	P	P			26
18	Horticulture (Wholesale & Distribution)		P		P		P	C			24
7	Agricultural Services, Offices Only	P	P	P	P	P	P	P			11
742	Veterinary Services, Nonlivestock Only	C	P	C	P	C	P	P	1		11
752	Animal Services, Except Veterinary & Kennel	P	P	P	P	P	P	P	2		26
	Animal Training & Grooming	P	P	P	P	P	P	P	26		26
101-149	Mining	C	C	C	C	C	C	C	3		26
Construction											
15	General Contractors, Offices Only, No Outside Storage	P	P	P	P	P	P	P			11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
15	General Contractors With Outside Storage		C		C		C	C			11
16	Heavy Construction Other Than Building Construction-Contractors, Offices Only, No Outside Storage	P	P	P	P	P	P	P	P		11
16	Heavy Construction Other Than Building Construction-Contractors with Outside Storage		C		C		C	C			11
17	Construction-Special Trade Contractors, Offices Only, No Outside Storage	P	P		P	P	P	P	P		11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
17	Construction-Special Trade Contractors, With Outside Storage		C	P	C		C	C			11
Manufacturing											
202	Dairy Products Processing, No Keeping of Livestock							C			25
203	Canned, Frozen & Preserved Fruits, Vegetables & Food Specialties							C			25
204	Grain Mill Products							C			24
205	Bakery Products, Wholesale & Distribution		P		P		P	C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
207	Bottling of Premanufactured Oils							C			25
208	Beverages	P	P	P	P	P	P	C		28	9
2095	Roasted Coffee							C			24
2096	Snack Food Products							C			24
2097	Manufactured Ice							C			24
2098	Macaroni, Spaghetti & Noodles							C			24
2099	Food Preparation Not Elsewhere Classified							C			24
21	Tobacco Products							C			25
22	Textile Mill Products							C			25
23	Apparels, Except Fur Goods							C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
24	Lumber & Wood Products, Except Furniture							C			24
243	Millwork, Veneer, Plywood & Structural Wood Members	C	C	C	C	C	C	C		4	24
265	Paper-board Containers							C			24
2671	Packaging Paper & Paper Films							C			25
2672	Coated & Laminated Paper							C			25
2673	Plastics, Foil & Coast Paper Bags							C			25
2674	Uncoated Paper Bags							C			24
2675	Precut Paper & Paper-board							C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
2676	Sanitary Paper Products							C			24
2677	Envelopes							C			24
2678	Stationery & Related Products							C			24
27	Printing, Publishing & Allied Products		P		P		P	P			24
2843	Pharmaceutical Preparations							C			24
308	Miscellaneous Plastic Products							C			25
31	Leather & Leather Products							C			24
321	Flat Glass							C			25
322	Glass & Glassware, Pressed							C			25
323	Glass Products Made of Purchased Glass							C			25
326	Pottery & Related Products							C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
328	Cut Stone & Stone Products							C			24
342	Cutlery, Handtools & Hardware							C			24
344	Fabricated Structural Metal							C			25
345	Screw Machine Products & Bolts, Nuts, Screws, Rivets & Washers							C			24
347	Coating, Engraving & Allied Services							C			24
349	Miscellaneous Fabricated Metal Products							C			25
352	Farm & Garden Machinery & Equipment							C			25
354	Metal Working Machinery & Equipment							C			25

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
355	Special Industry Machinery							C			25
356	General Industrial Machinery							C			25
357	Computer & Office Equipment							C			24
358	Refrigeration & Service Industry Machinery							C			25
359	Miscellaneous Industrial & Commercial Machinery							C			25
	Flexible Metallic Tubing							C			25
36	Electronic & Other Equipment & Components							C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
38	Measuring, Analyzing & Controlling Instruments, Photographic, Medical & Optical Goods, Watches & Clocks							C			24
39	Miscellaneous Manufacturing Industries, Except SIC 3996 & Paint Manufacturing							C			24
3996	Linoleum, Asphalt-Felt Base, & Other Hard Surface Floor Coverings							C			24
Transportation, Communication and Utilities											
4121	Taxicab Operations		P		P		P	P	P		25
4173	Motor Vehicle Terminals		P		P		P	P	P		16

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
42	Motor-freight Transportation & Warehousing Except Petroleum & Chemical Bulk Station Terminals for Hire (see SIC 5171)								C		24
4215	Courier Services Except By Air	P	P	P	P	P	P	P	P		25
4225	Mini-Warehouse		C		C		C	C			26
43	United States Postal Service	P	P	P	P	P	P	P	P		24
4493	Marinas		P		P		P	P	P		18
4513	Air Courier Services								C		24
46	Pipelines, Except Natural Gas	C	C	C	C	C	C	C			
472	Transportation Arrangement	P	P	P	P	P	P	P	P		11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
48	Communications, Offices	P	P	P	P	P	P	P	<u>P</u>		11
	Amateur Radio Antennas	P	P	P	P	P	P	P	<u>P</u>		
48	Communications Towers	C	C	C	C	C	C	C		6	
48	Communication Towers	P	P	P	P	P	P	P	<u>P</u>	6,29	
491	Electric Services							C			26
4911	Electric Transformer Station	C	C	C	C	C	C	C			26
4911	Major Transmission Lines & Towers	C	C	C	C	C	C	C			
	Unmanned Public Facility Buildings & Related Structures	P	P	P	P	P	P	P	<u>P</u>	7	26
494	Water Supply	P	P	P	P	P	P	P	<u>P</u>		26
	Water Reservoirs	P	P	P	P	P	P	P	<u>P</u>		26

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
495	Sewerage System, Excluding Treatment Plants	C	C	C	C	C	C	C		35	
495	Sewerage Treatment Plants/ Sanitary Services	C	C	C	C	C	C			27	26
4953	Solid Waste Management Facility	C	C	C	C	C	C			27	26
Wholesale Trade											
5012	Auto-mobiles & Other Vehicles							C			24
5013	Motor Vehicle Supplies & New Parts							C			24
5014	Tires & Tubes							C			24
502	Furniture & Home Furnishings							C			24
503	Lumber & Other Construction Materials							C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
504	Professional & Commercial Equipment & Supplies							C			24
5051	Metal Service Center & Offices							C			24
506	Electrical Goods							C			24
507	Hardware & Plumbing & Heating Equipment & Supplies							C			24
508	Machinery Equipment & Heating Equipment & Supplies							C			24
5091	Sporting & Recreational Goods & Supplies							C			24
5092	Toys & Hobbies, Goods & Supplies							C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
5094	Jewelry, Watches, Precious Stones & Precious Metals							C			24
5099	Durable Goods, Not Elsewhere Classified							C			24
511	Paper & Paper Products							C			24
512	Drugs, Drug Proprieties & Druggist Sundries							C			24
513	Apparels, Piece Goods & Notions							C			24
514	Groceries & Related Products							C			24
5153	Grain & Field Beans							C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
5159	Farm-Product Raw Materials Not Elsewhere Classified, Except Horses, Mules & Poultry							C			24
5162	Plastic Materials & Basic Forms							C			24
5169	Non-hazardous Chemicals & Allied Products Not Elsewhere Classified							C			24
518	Beer, Wine & Distilled Alcoholic Beverages							C			24
519	Miscellaneous Non-durable Goods							C			24
Retail Trade											
521	Lumber & Other Building Materials	C	P	C	P	C	P	C			11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
523	Paint, Glass & Wallpaper Stores	P	P	P	P	P	P	P	<u>P</u>		12
525	Hardware Store	P	P	P	P	P	P	P	<u>P</u>		11
526	Retail Nurseries, Lawn & Garden Supply Stores	C	P	C	P	C	P	P	<u>P</u>		11
527	Mobile Home Dealers		C		C		C	C			24
	Free-standing Mobile Homes	P	P	P	P	P	P	P		9	11
53	General Merchandise Stores	P	P	P	P	P	P	P	<u>P</u>		11
54	Food Stores	P	P	P	P	P	P	P	<u>P</u>		11
	Grocery Stores	P	P	P	P	P	P	P	<u>P</u>		11
5460	Retail Bakery	P	P	P	P	P	P	P	<u>P</u>		12
551	Motor Vehicle Dealers, New		C		C		C	C			24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
552	Motor Vehicle Dealers, Used		C		C		C	C			24
553	Auto Supply Stores	P	P	P	P	P	P	P	P		11
554	Motor Vehicle Fuel Supply	C	C	C	C	C	C	C		10	11
555	Boat Dealers		C		C		C	C			24
556	Recreational Vehicle Dealers		C		C		C	C			24
557	Motor-cycle Dealers		C		C		C	C			24
559	Auto-motive Dealers, Not Elsewhere Classified							C			11
56	Apparel & Accessory Stores	P	P	P	P	P	P	P	P		11
571	Home Furnishings Shops	P	P	P	P	P	P	P	P	25	14
572	Household Appliances	P	P	P	P	P	P	P	P		14

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
5731	Radio & Television Stores	P	P	P	P	P	P	P	<u>P</u>		11
5734	Computer & Software Stores	P	P	P	P	P	P	P	<u>P</u>		12
5735	Record Stores	P	P	P	P	P	P	P	<u>P</u>		11
5736	Musical Instrument Stores	P	P	P	P	P	P	P	<u>P</u>		12
58	Eating & Drinking Places With Seating	P	P	P	P	P	P	P	<u>P</u>	11,31	9
58	Eating & Drinking Places Without Seating	P	P	P	P	P	P	P	<u>P</u>	11,31	10
591	Drugstores	P	P	P	P	P	P	P	<u>P</u>		11
592	Liquor Stores	P	P	P	P	P	P	P	<u>P</u>		10
593	Used Merchandise Store, Except Pawn Shops	P	P	P	P	P	P	P	<u>P</u>		11
593	Pawn Shops		P		P		P	P	<u>P</u>		

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
5941	Sporting Good Stores & Bicycle Shops	P	P	P	P	P	P	P	<u>P</u>		12
5942	Book-stores	P	P	P	P	P	P	P	<u>P</u>		12
5943	Stationery Stores	P	P	P	P	P	P	P	<u>P</u>		12
5944	Jewelry Stores	P	P	P	P	P	P	P	<u>P</u>		12
5945	Hobby, Toy and Game Shops	P	P	P	P	P	P	P	<u>P</u>		11
5946	Camera & Photographic Supply Stores	P	P	P	P	P	P	P	<u>P</u>		12
5947	Gift, Novelty & Souvenir Shops	P	P	P	P	P	P	P	<u>P</u>		12
5948	Luggage & Leather Goods Stores	P	P	P	P	P	P	P	<u>P</u>		11
5949	Sewing, Needlework & Piece Goods Stores	P	P	P	P	P	P	P	<u>P</u>		11
5961	Catalog & Mail Order Houses		P		P		P	P	<u>P</u>		24

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
5962	Automatic Merchandising Machine Operators	P	P	P	P	P	P	P	<u>P</u>		11
5963	Direct Selling Establishments		P		P		P	P	<u>P</u>		11
5984	Liquified Petroleum Gas (Bottled Gas) Dealers	C	C	C	C	C	C	C		12	13
5992	Florists	P	P	P	P	P	P	P	<u>P</u>		11
5993	Tobacco Stores & Stands	P	P	P	P	P	P	P	<u>P</u>		11
5994	News Dealers & Stands	P	P	P	P	P	P	P	<u>P</u>		11
5995	Optical Goods Stores	P	P	P	P	P	P	P	<u>P</u>		12
5999	Miscellaneous Retail Stores Not Elsewhere Classified	P	P	P	P	P	P	P	<u>P</u>	14	11
	Flea Market		C		C		C	C		13	28

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
60- 6952- 644- 6799	Finance, Insurance & Real Estate, Except Ceme- teries	P	P	P	P	P	P	P	<u>P</u>	11	11
6553	Cemetery Subdivi- ders & De- velopers	C	C	C	C	C	C	C			13
Services											
701	Hotels & Motels		P		P		P	P	<u>P</u>		6
704	Organi- zation Hotels & Lodging- houses, on Member- ship Basis		P		P		P	P	<u>P</u>		6
7211	Power Laundries, Family & Commer- cial	C	P	C	P	C	P	C		16,11	11
7212	Garment Pressing	P	P	P	P	P	P	P	<u>P</u>	17,11	11
7215	Coin- Operated Laundries & Dry Cleaning	P	P	P	P	P	P	P	<u>P</u>		11
7216	Dry Cleaning Plants, except Rug Cleaning	C	P	C	P	C	P	C		17,11	11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
7219	Custom Dress-makers & Tailors	P	P	P	P	P	P	P	<u>P</u>		12
722	Photographic Studios, Portrait	P	P	P	P	P	P	P	<u>P</u>		12
723	Beauty Shops	P	P	P	P	P	P	P	<u>P</u>		11
724	Barber-shops	P	P	P	P	P	P	P	<u>P</u>		11
725	Shoe Repair Shops & Shoeshine Parlors	P	P	P	P	P	P	P	<u>P</u>		11
726	Funeral Service & Crematories	C	P	C	P	C	P	C		11	15
7291	Tax Return Preparation Service	P	P	P	P	P	P	P	<u>P</u>		11
7299	Miscellaneous Personal Services, Not Elsewhere Classified, Except Tattoo Parlors	P	P	P	P	P	P	P	<u>P</u>	18	11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
	Massage therapy establishments and massage therapists	P	P	P	P	P	P	P	<u>P</u>	18	11
7311	Advertising Agencies	P	P	P	P	P	P	P	<u>P</u>		11
7313	Radio, Television & Publishers' Advertising Representatives	P	P	P	P	P	P	P	<u>P</u>		11
7319	Advertising Not Elsewhere Classified, Offices Only	P	P	P	P	P	P	P	<u>P</u>		11
732	Consumer Credit Reporting Agencies, Mercantile Reporting Agencies & Adjustment & Collection Agencies	P	P	P	P	P	P	P	<u>P</u>		11
7331	Direct Mail Advertising Services	P	P	P	P	P	P	P	<u>P</u>		11
7334	Photo-copying & Duplicating Services	P	P	P	P	P	P	P	<u>P</u>		12

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
7335	Commercial Photography		P		P		P	P	<u>P</u>		11
7336	Commercial Art & Graphic Design	P	P	P	P	P	P	P	<u>P</u>		11
7338	Secretarial & Court Reporting Services	P	P	P	P	P	P	P	<u>P</u>		11
7352	Medical Equipment Rental & Leasing	P	P	P	P	P	P	P	<u>P</u>		11
7359	Equipment Rental & Leasing	C	P	C	P	C	P	C			11
736	Personal Supply Services	P	P	P	P	P	P	P	<u>P</u>		0
737	Computer Programming, Data Processing & Other Related Services	P	P	P	P	P	P	P	<u>P</u>		11
7381	Detective, Guard & Armored Car Services		P		P		P	P			11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
7381	Detective, Guard & Armored Car Services, offices only		P		P		P	P	P		11
7382	Security System Services	P	P	P	P	P	P	P	P		11
7383	News Syndicates		P		P		P	P	P		11
7384	Photo-finishing Laboratories	P	P	P	P	P	P	P	P		11
7389	Business Services, Not Elsewhere Classified	P	P	P	P	P	P	P			11
75	Motor Vehicle Repair, Services and parking	C	C	C	C	C	C	C		33	24
7521	Parking Facilities	P	P	P	P	P	P	P	P	32	
7622	Radio & Television Repair Shops	P	P	P	P	P	P	P	P		12

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
7629	Electrical & Electronic Repair Shops, Not Elsewhere Classified	P	P	P	P	P	P	P	P		12
763	Watch, Clock & Jewelry Repair	P	P	P	P	P	P	P	P		12
764	Reupholstery & Furniture Repair		P		P		P	P	P		12
7699	Instrument Repair	P	P	P	P	P	P	P	P		12
7699	Optical Goods Repair	P	P	P	P	P	P	P	P		12
7699	Leather Goods Repair	P	P	P	P	P	P	P	P		12
7699	Lock & Gunsmith Shops	P	P	P	P	P	P	P	P		11
7699	Musical Instrument Repair & Tuning	P	P	P	P	P	P	P	P		12
7699	Bicycle Repair Shop	P	P	P	P	P	P	P	P		12

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
7699	Antique Repair Shop	P	P	P	P	P	P	P	<u>P</u>		12
7699	Camera Repair Shop	P	P	P	P	P	P	P	<u>P</u>		12
7699	Small Engine Repair	C	C	C	C	C	C	C			11
7699	Venetian Blind, Window Shade & Tent Repair		P		P		P	P	<u>P</u>		12
7699	Mirror Repair	P	P	P	P	P	P	P	<u>P</u>		12
7699	Picture Framing	P	P	P	P	P	P	P	<u>P</u>		12
7669	Sharpening & Repairing Knives, Saws & Tools	P	P	P	P	P	P	P	<u>P</u>		12
7669	Taxidermist	C	C	C	C	C	C	C			12
7812	Motion Picture, Taped Television Programs & Video Tape Production - Indoor Productions Only		P		P		P				11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
7829	Services Allied to Motion Picture Distribution	P	P	P	P	P	P	P	P		11
7832	Motion Picture Theaters, Except Drive-Ins	C	P	C	P	C	P	P	P		16
7833	Drive-In Motion Picture Theaters		C		C		C	C			17
7841	Videotape Rental	P	P	P	P	P	P	P	P		11
791	Dance Studios, Schools & Halls, Instructional Only	P	P	P	P	P	P	P	P		11
7922	Theatrical Producers (Except Motion Picture), Bands, Orchestras & Entertainers		P		P		P	C	C		11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
7929	Bands, Orchestras, Actors & Other Entertainers & Entertainment Groups		P		P		P	C	<u>C</u>		11
793	Bowling Centers	C	P	C	P	C	P	C	<u>C</u>		21
7991	Physical Fitness Facilities	P	P	P	P	P	P	P	<u>P</u>		11
7992	Public & Private Golf Courses	P	P	P	P	P	P	P		30	20
7993	Coin-Operated Amusement Devices	P	P	P	P	P	P	C	<u>C</u>		11
7996	Amusement Parks		P		P		P	C			17
7999	Indoor Recreation Facilities, Not Elsewhere Classified	C	P	C	P	C	P	C	<u>P</u>	30	11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
7999	Outdoor Recreation Facilities, Not Elsewhere Classified	C	C	C	C	C	C	C		19,30	17
7999	Sexually Oriented Businesses		C		C		C			20	10
801-804	Office & Clinics of Doctors & Dentists	P	P	P	P	P	P	P	P		11
	Urgent-Care-Medical-Facilities	C	C	C	C	C	C	C			44
806	Hospitals-Medical-Care-Facilities		C		C		C	C	C		8
807	Medical & Dental Laboratories, <u>not considered medical care facilities</u>	P	P	P	P	P	P	P		21	11
808	Home-Health-Care-Services, Offices-Only	P	P	P	P	P	P	P			44

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
809	Miscellaneous Health & Allied Services, Not Elsewhere Classified	P	P	P	P	P	P	P			11
81	Legal Services	P	P	P	P	P	P	P	<u>P</u>		11
821	Elementary & Secondary Schools	P	P	P	P	P	P	P	<u>P</u>	8	23
823	Libraries	P	P	P	P	P	P	P	<u>P</u>	8	16
824	Vocational Schools, Except Auto Repair Schools, & Truck & Driving Schools	P	P	P	P	P	P	P	<u>P</u>		23
829	Schools & Educational Services, Not Elsewhere Classified	P	P	P	P	P	P	P	<u>P</u>		23
832	Individual & Family Social Services	P	P	P	P	P	P	P	<u>P</u>		11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
8322	Probation, Parole and Similar Correctional or Penal Services	C	C	C	C	C	C	C		34	11
833	Job Training & Vocational Rehabilitation Services	P	P	P	P	P	P	P	<u>P</u>		11
835	Child Day Care Services	C	C	C	C	C	C	C	<u>C</u>	22	22
839	Social Services, Not Elsewhere Classified	C	P	C	P	C	P	C	<u>C</u>		11
	Public Housing Support Services	P	P	P	P	P	P	P	<u>P</u>	24	13
841	Museums & Art Galleries	P	P	P	P	P	P	P	<u>P</u>		14
842	Arboreta & Botanical Gardens	P	P	P	P	P	P	P	<u>P</u>		17
842	Zoological Gardens & Exhibits	C	C	C	C	C	C	C			17

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
861	Business Associations	P	C	P	C	P	C	P	<u>P</u>	23,5	15
862	Professional Membership Organizations	P	C	P	C	P	C	P	<u>P</u>	23,5	15
863	Labor Unions & Similar Labor Organizations	P	C	P	C	P	C	P	<u>P</u>	23,5	15
864	Civic, Social & Fraternal Associations	C	C	C	C	C	C	P	<u>C</u>	23,5	15
865	Political Organizations	P	C	P	C	P	C	P	<u>P</u>	23,5	15
866	Religious Organizations, Except Convents, Monasteries & Schools	C	C	C	C	C	C	C	<u>C</u>	23,5	15
	Churches	C	C	C	C	C	C	C	<u>C</u>	23,5	27

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
869	Member- ship Organiza- tions, Not Elsewhere Classified	P	C	P	C	P	C	C	<u>C</u>	5	15
	Meeting & Banquet Halls	C	P	C	P	C	P	C	<u>C</u>		15
	Conven- tion Centers	C	P	C	P	C	P	C	<u>C</u>		15
871	Engineer- ing, Architec- tural & Surveying Services	P	P	P	P	P	P	P	<u>P</u>		11
872	Account- ing, Auditing & Book- keeping Services	P	P	P	P	P	P	P	<u>P</u>		11
873	Research, Develop- ment & Testing Services		P		P		P	C			11

§ 7-602. TABLE OF PERMITTED AND CONDITIONAL USES IN BUSINESS DISTRICTS

SIC	USE	Rural		Suburban		Urban				Condition *	Parking **
		B1	B2	B1	B2	B1	B2	B5	MXD/U		
874	Management & Public Relations Services, Offices Only, Not Including Correctional Facilities	P	P	P	P	P	P	P	P		11
89	Services Not Elsewhere Classified		P		P		P	C	P		11
PUBLIC ADMINISTRATION											
913	Executive, Legislative & General Government, Except Finance	P	P	P	P	P	P	P	P	8	11
92	Justice, Public Order & Safety, Except Correctional Institutions	P	P	P	P	P	P	P	P	8	11
9223	Correctional Institutions	C	C	C	C	C	C				

ARTICLE 11. PLANNED UNIT DEVELOPMENT DISTRICTS

§ 11-902. Application of district.

The PUD-R district may be located on property with a minimum of 100 acres in size within the urban and suburban overlay district only, subject to the procedures established in 11-400 et seq. In the case of areas designated for mixed use development on the 2026 Land Use Map of the 2026 Forward Chesapeake Comprehensive Plan, the PUD-R district may be located on property with a minimum of 50 acres in size. No portion of a residential PUD shall be located in or approved for the rural overlay district.

§ 11-1302. Application of district.

The PUD-U district may be located on property with a minimum of 15 acres in size within the urban overlay district only, subject to the procedures established in sections 11-400 et seq. No portion of a PUD-U shall be located in or approved for the suburban and rural overlay districts.

ARTICLE 12. SPECIAL OVERLAY DISTRICTS

§ 12-600. South Norfolk business overlay district.

B. *Principal building setback (required yard).*

1. *From streets (front yard).* ~~The standard front yard setback shall be either: (a) twenty five (25) or more feet, or (b) zero (0) feet, from the edge of the existing right-of-way.~~ The front setback may range from zero (0) to ten (10) percent of the lot depth. A setback of zero (0) feet normally shall be encouraged on sites on which off-street parking is required or provided, in order to facilitate the

design of parking in the rear of such sites. In the discretion of the planning director or designee, a front yard setback may be permitted to ten (10) percent of the lot depth. No other setback distances shall be permitted, unless a proposed building is to be constructed in a row of already constructed buildings with common walls, in which case the front yard setback line established by the existing buildings shall be observed.

2. *From lot lines bordering other than residential property (side and rear yards).*
 - b. Rear yards, ~~ten (10) feet.~~ The rear setback may range from zero (0) to ten (10) percent of the lot depth as approved by the planning director or designee.
3. *From lot lines bordering residentially zoned property (side and rear yards).*
 - a. Side yards, ~~ten (10) feet.~~ Eight (8) feet setbacks from adjoining properties. No interior side setbacks are required.
 - b. Rear yards, ~~ten (10) feet.~~ The rear setback may range from zero (0) to ten (10) percent of the lot depth as approved by the planning director or designee.
4. *Signs.* Signs in the proposed overlay district shall meet the general requirements of section 14-700 et seq. of the zoning ordinance, entitled "Signs;" provided, however, that regardless of any contrary provisions in section 14-700 et seq., the provisions set out below shall also apply.
 - c. Overhanging signs, extending out from the building and overhanging a sidewalk, street, alley or other passageway, shall not be permitted, unless

a special permit is approved by the director of public works in accordance with Section 66-121.1 of the City Code.

ARTICLE 14. ACCESSORY USES AND STRUCTURES

§ 14-703. Definitions

Projecting sign. A sign attached to and projecting more than 15 inches from a building wall or a sign attached to a permanent roof-like structure projecting more than 15 inches from a building wall. Notwithstanding, all projecting signs shall meet the minimum regulations of the Virginia Uniform Statewide Building Code.

§ 14-705. Special Situations

K. Signage located within public rights-of-way. Overhanging signs, extending out from the building and overhanging a sidewalk, street, alley or other passageway, shall not be permitted, unless a special permit is approved by the director of public works in accordance with Section 66-121.1 of the City Code in the MXD-U mixed use urban zoning district.

ADOPTED by the Council of the City of Chesapeake, Virginia, this ____ day of _____, 2007.

APPROVED:

Mayor

ATTEST:

Clerk of the Council