

ZONING

455 Attachment 2

City of St. Francis

**Nonresidential Districts Use Table**  
**[Amended 1-4-2022 by Ord. No. 1481]**

**KEY:**

- P = Permitted use
- S = Special use permit
- Blank = Not allowed

	<b>Zoning Districts</b>				
	<b>IU</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>M-2</b>
<b>Residential Uses</b>					
<b><i>General residential</i></b>					
Single-family dwelling					
Two-family dwelling					
Multifamily, condominium					
Multifamily, rental apartment					
Mobile home					
Second-floor dwelling units in mixed-use buildings		S	S		
Watchman/service quarters					
<b><i>Group residential</i></b>					
Convent, rectory, or monastery					
Dormitory					
Fraternity or sorority					
Rooming house					
Family shelter care facility					
Large group shelter care facility					
Small group shelter care facility					
<b><i>State-protected residential uses</i></b>					
Adult family home*					
Community living arrangement, small* (capacity 8 or fewer)					
Community living arrangement, medium* (capacity 9 to 15)					
Community living arrangement, large* (capacity 16 or more)					
Family day-care home					
Foster home					
Treatment foster home					
*Subject to annual local review					
<b>Educational Uses</b>					
Day-care center		S	S	S	S
School, elementary or secondary	S				

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	<b>IU</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>M-2</b>
College, university, trade and technical school					
School, specialty or personal instruction		S	S	S	S
<b>Community-Serving Uses</b>					
Cemetery or other place of interment	S				
Community center	S				
Correctional facility					
Cultural institution					
Library	S				
Public administrative offices and public service buildings, including fire and police stations	P	P	P	P	P
Religious assembly (such as churches, synagogues, etc.)					
<b>Commercial and Office Uses</b>					
Drive-through facility, accessory to an approved use		S	S		
Artist studio		P	P		
Bank or other financial institution		P	P		
Currency exchange		S	S		
Payday loan agency or title loan agency					
Garden supply or landscaping center		S	S	S	S
Home improvement center or lumberyard		S	S	S	S
Office, general		P	P	P	P
Office, government	S				
Outdoor merchandise sales		S	S		
Plant nursery or greenhouse		S	S	S	S
Retail establishment, adult					P
Retail establishment, accessory to nonretail use (limited to 10% of floor area and limited to 10% of sales)		P	P	S	S
Retail establishment, general (with gross area of the space occupied by said establishment under 5,000 square feet)		P	P	S	S
Retail establishment, general (with gross area of the space occupied by said establishment of 5,000 to 20,000 square feet)		P	P	S	S
Retail establishment, general (with gross area of the space occupied by said establishment of 20,000 to 50,000 square feet)		S	S		
Retail establishment, general (with gross area of the space occupied by said establishment over 50,000 square feet)			S		
Secondhand store		S	S		

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	<b>IU</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>M-2</b>
<b>Health Care and Social Assistance Uses</b>					
Medical office (including dental, chiropractic, etc.)		P	P		
Health clinic (including dental, chiropractic, etc.)		S	S		
Hospital					
Emergency residential shelter	S				
Medical research laboratory		S	S		
Medical service facility	S			S	S
Nursing home					
Social service facility	S				
<b>Service Uses</b>					
<b>General service uses</b>					
Building maintenance service		P	P	P	P
Business service		P	P	P	P
Catering service		P	P	P	P
Dry cleaning, processing				S	S
Laundromat and/or dry cleaning dropoff/pickup		S	S		
Funeral home		P	P		
Furniture and appliance rental and leasing			S		
Mechanical and household maintenance and repair service		S	S	P	P
Personal service, general		S	S		
Personal service, regulated		S	S		
Tool/equipment rental facility (inside only)		P	P	P	P
Tool/equipment rental facility (any outside display or storage)				S	S
<b>Animal services</b>					
Animal boarding facility				S	S
Animal grooming or training facility			S	S	S
Animal hospital/clinic		S	S		
<b>Motor Vehicle Uses</b>					
<b>General motor vehicle</b>					
Car wash			S	S	S
Gas station/convenience store			S	S	S
<b>Light motor vehicle</b>					
Body shop				S	S
Limited wholesale facility				S	S
Outdoor storage				S	S
Rental facility			S	P	P
Repair facility		S	S	S	P
Sales facility, new vehicle and accessory used vehicle sales			S		
Sales facility, new vehicle only			S		

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Sales facility, used vehicle sales only					
<b>Heavy motor vehicle</b>					
Body shop					
Outdoor storage					
Rental facility					
Repair facility					
Sales facility					
<b>Parking</b>					
Heavy motor vehicle parking lot, accessory use					
Heavy motor vehicle parking lot, principal use					
Parking lot, principal use			S	P	P
Parking structure, principal use					
<b>Accommodation and Food Service Uses</b>					
Assembly hall		S	S		
Bed-and-breakfast					
Hotel		S	S		
Restaurant, fast-food/carry-out		S	S		
Restaurant, sit-down		P	P		
Tavern		S	S		
<b>Entertainment and Recreation Uses</b>					
Clubs and lodges		S	S		
Convention and exposition center		S	S		
Entertainment establishment, adult				P	P
Gaming facility					
Health club		S	S		
Marina					
Outdoor racing facility					
Park or playground	P	S	S	S	S
Sport and recreation facility, indoor	S	S	S	S	S
Sport and recreation facility, outdoor	S				
Theater, indoor		S	S		
<b>Storage, Recycling and Wholesale Trade Uses</b>					
Material reclamation facility					S
Donation boxes					
Mixed-waste processing facility					
Recycling collection facility					
Salvage operation, indoor					S
Salvage operation, outdoor					
Wholesale and distribution facility, indoor				S	S
Wholesale and distribution facility, outdoor					

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	<b>IU</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>M-2</b>
<b><i>Storage facilities</i></b>					
Hazardous materials					
Indoor, mini warehouse					
Indoor, other than mini warehouse (cold storage)					
Outdoor					
<b>Transportation Uses</b>					
Ambulance service				S	S
Ground transportation service				S	S
Helicopter landing facility					
Passenger terminal					
Railroad switching, classification yard, or freight terminal					
Ship terminal or docking facility					
Truck freight terminal				S	S
<b>Industrial Uses</b>					
Contractor's shop				S	S
Contractor's yard				S	S
Manufacturing, heavy					S
Manufacturing, medium				S	S
Manufacturing, light				P	P
Processing or recycling of mined materials					
Research and development				S	S
<b>Utility and Public Service Uses</b>					
Broadcasting or recording studio			S	S	S
Communications structure	S				
Power generation plant					
Sewage treatment plant					
Substation/distribution equipment, indoor					
Substation/distribution equipment, outdoor					
Transmission tower					
Transmission tower, publicly owned land	S				
Water treatment plant					
Water towers and storage tank	S				