

Sec. 93-11.2-3. - Permitted uses.

The following are permitted within the U-V zone:

- (1) Business and professional offices/agencies, including:
  - a. Architectural.
  - b. Dental.
  - c. Engineering.
  - d. Graphic arts.
  - e. Insurance.
  - f. Legal.
  - g. Manufacturers' representatives.
  - h. Medical.
  - i. Real estate.
  - j. Banks and other financial institutions (not including pawnshops and check cashing businesses).
- (2) Institutional uses, including:
  - a. Art studios.
  - b. Business schools.
  - c. Colleges and universities.
  - d. Dance studios.
  - e. Libraries and other public buildings.
  - f. Professional schools (including music/dance studios).
  - g. Technical schools.
  - h. Playgrounds, parks, and buildings open on a noncommercial basis for recreation only. Uses of this nature are exempt from being within a completely enclosed building.
- (3) Retail; sales, with a maximum floor area of 6,000 square feet, including:
  - a. Antique shops.
  - b. Apparel shops (offering new merchandise).
  - c. Appliance, radio and television sales outlets and services, including incidental repairing where all repair is conducted out of customers' view and is limited to 25 percent of the business's floor area (offering new merchandise).
  - d. Baking shops.
  - e. Book, card and stationary stores.
  - f. Computer sales and repairs (offering new or refurbished merchandise). These uses are subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties nor negatively affect the character of the zone. For purposes of this subsection, refurbished shall mean merchandise intended for retail that has been tested and certified by an authorized service center of the manufacturer or otherwise restored to like-new working condition and appearance and then re-packaged and labeled as a refurbished product. Such merchandise shall appear new and be free from all defects such as major scratches, dents or other forms of cosmetic damage.

- g. Florist shops.
  - h. Furniture stores (offering new merchandise).
  - i. Hobby shops (offering new merchandise).
  - j. Jewelry stores (offering new or used merchandise)
  - k. Opticians and optical stores.
  - l. Photography stores.
  - m. Printing shops.
- (4) Retail; drugstores, pharmacies and soda shops with a maximum floor area of 15,000 square feet.
  - (5) Retail; sales, with a maximum floor area of 20,000 square feet, including:
    - a. Department stores (offering new merchandise).
    - b. General merchandise stores (selling new merchandise).
    - c. Hardware stores.
    - d. Office supply stores.
  - (6) Retail; grocery stores with a minimum floor area of 30,000 square feet.
  - (7) Personal services, with a maximum floor area of 6,000 square feet, including:
    - a. Barbershops and beauty shops.
    - b. Data processing facilities.
    - c. Laundry and dry cleaning shops.
    - d. Tailor shops.
    - e. Travel agencies.
  - (8) Bed and breakfast inns without kitchens or cooking facilities in rooms used for guest occupancy.
  - (9) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.
  - (10) Theaters (with a maximum size of 8,000 square feet) which do not provide entertainment as defined in section 11-2-1 of this Code, including adult films, adult stage productions, adult videos or other adult entertainment performances.
  - (11) Customary accessory buildings and uses.
  - (12) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
  - (13) Churches and other places of worship.
  - (14) Single-family detached dwellings, subject to the density restrictions in subsection (19) of this section.
  - (15) Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (19) of this section.

- (16) Group homes, subject to the restrictions in section 93-2-19.
- (17) Adult daycare facilities.
- (18) Combination of residential and business applications within a single structure, provided that each use must have a separate entrance directly accessible from the required sidewalk or within a jointly used lobby.
- (19) Bail bond offices, subject to section 93-2-23.
- (20) Check cashing businesses, subject to section 93-2-23.
- (21) Pawnshops, subject to section 93-2-23.
- (22) Private probation offices, subject to section 93-2-23.
- (23) Residential density limitations shall be as follows:
  - a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;
  - b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
  - c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.
- (24) Veterinarians and animal hospitals.

(Ord. No. 2005-11, § 3(8-5-120J), 11-15-2005; Ord. No. 2007-11, § 1, 7-3-2007; Ord. No. 2011-10, § 1, 9-20-2011; Ord. No. [2015-15](#), § 14, 8-4-2015; Ord. No. [2016-03](#), § 5, 3-1-2016; Ord. No. [2018-15](#), § 2, 11-6-2018; Ord. No. [2016-28](#), § 6, 12-6-2016; Ord. No. [2019-15](#), § 2, 7-2-2019)