

28.061 MIXED-USE AND COMMERCIAL DISTRICTS USES.

- (1) Table 28D-2 lists all permitted and conditional uses in the mixed-use and commercial districts.
 - (a) “P” means permitted in the districts where designated.
 - (b) “C” means allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
 - (c) Uses indicated as “P/C” means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J.
 - (d) “Y” means that there are specific requirements in Subchapter 28J associated with a use.
 - (e) “LMX” means Limited Mixed-Use District.
 - (f) “NMX” means Neighborhood Mixed-Use District.
 - (g) “TSS” means Traditional Shopping Street District.
 - (h) “MXC” means Mixed-Use Center District.
 - (i) “CC-T” means Commercial Corridor - Transitional District.
 - (j) “CC” means Commercial Center District.

Table 28D-2.

Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Offices							
Artist, photographer studio, etc.	P	P	P	P	P	P	
Insurance office, real estate office, sales office	P	P	P	P	P	P	
General office, professional office	P	P	P	P	P	P	
Medical Facilities							
Clinic - Health	C	P	P	P	P	P	
Hospital				C	C	C	Y
Medical laboratory				P	C	C	
Physical, occupational or massage therapy	P	P	P	P	P	P	
Veterinary clinic, animal hospital	C	P	P	P	P	P	Y
Retail Sales and Services							
Animal boarding facility, kennel, animal shelter					C	C	Y
Animal day care		C	C	C	C	P	Y
Animal grooming	C	P	P	P	P	P	
Auction rooms			P	P	P	P	
Bank, financial institution	P	P	P	P	P	P	
Bicycle-sharing facility	P	P	P	P	P	P	Y
Building material sales		C	C	C	P	P	
Business sales and services	C	P	P	P	P	P	
Contractor’s business with showroom or workshop			C	C	P	P	Y
Dry cleaning plant, commercial laundry					P	P	
Farmers’ market	P/C	P/C	P	P	P	P	Y
Food and related goods sales	P	P	P	P	P	P	
Furniture and household goods sales	C	C	P	P	P	P	

Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Garden center		C	C	P	P	P	Y
General retail	P	P	P	P	P	P	
Greenhouse, nursery		C	C	P	P	P	Y
Laundromat, self-service		P	P	P	P	P	
Liquor store		P	P	P	P	P	
Mobile grocery store	P	P	P	P	P	P	Y
Mortuary, funeral home		P	P	P	P	P	
Non-accessory temporary outdoor events				C	C	C	Y
Package delivery service					P	P	
Payday loan business					C	C	Y
Photocopying	P	P	P	P	P	P	
Post office	P	P	P	P	P	P	
Secondhand goods sales	C	C	C	P	P	P	
Service business	P	P	P	P	P	P	
Small appliance repair	P	P	P	P	P	P	
Small engine repair			C	C	C	C	
Sporting goods store, bait shop	P	P	P	P	P	P	
Tattoo shop		P	P	P	P	P	
Telecommunications center					P	P	
Tobacco shop		P	P	P	P	P	
Food and Beverages							
Catering	C	C	P	P	P	P	
Coffee shop, tea house	P	P	P	P	P	P	
Restaurant	C	P	P	P	P	P	
Restaurant-tavern	C	C	P	P	P	P	
Tavern, brewpub		C	P	P	P	P	
Commercial Recreation, Entertainment and Lodging							
Bed and breakfast establishment	C	P	P	P	P	P	Y
Health/sports club	C	P	P	P	P	P	
Hostel		C	P	P	P	P	
Hotel, inn, motel		C	P	P	P	P	
Indoor recreation		C	C	C	P	P	Y
Lodge, private club, reception hall		P	P	P	P	P	Y
Outdoor recreation					C	C	Y
Stadiums, auditoriums, and arenas						C	
Theater, assembly hall, concert hall		C	P	P	P	P	

Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Automobile Services							
Auto body shop		C	C	C	C	C	Y
Auto repair station		C	C	C	C	C	Y
Auto sales and rental					P	P	Y
Auto service station, convenience store		C	C	C	C	C	Y
Car wash			C	C	C	C	Y
Parking, Storage and Display Facilities							
Parking facility, private		C	C	C	C	C	
Parking facility, public		P	P	P	P	P	
Transportation							
Bus or railroad passenger depot			C	P	P	P	
Railroad right-of-way		P	P	P	P	P	
Taxicab or limousine business					C		
Transit stop or station		P	P	P	P	P	
Limited Production, Processing and Storage							
Artisan workshop	P	P	P	P	P	P	
Bakery, wholesale					C	C	
Laboratory, research and development			C	C	C	C	
Limited production and processing					C	C	Y
Mail order house					C	C	
Printing and publishing		P	P	P	P	P	
Warehousing and storage						C	
Wholesale establishment				C	C	C	
Residential - Family Living							
Dwelling units in mixed-use buildings	P/C	P/C	P/C	P/C	P/C	C	Y
Live-work unit	P	P	P	P	P	P	Y
Multi-family dwelling (4 dwelling units)		P/C	C	P	C	C	
Multi-family dwelling (5-8 dwelling units)		C	C	P	C	C	
Multi-family dwelling (> 8 dwelling units)		C	C	C	C	C	Y
Multi-family building complex					C	C	Y
Single-family attached dwelling (3-8 dwelling units)		C	C	P	C	C	
Single-family attached dwelling (> 8 dwelling units)		C	C	P	C	C	
Single-family detached dwellings		P/C	P/C		P/C		Y

Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Three-family dwelling - three-unit		C	C		C		
Two-family dwelling - two unit		P/C	P/C		P/C		Y
Two-family dwelling - twin		P/C	P/C		P/C		Y
Residential - Group Living							
Adult family home		P/C	P/C		P/C		Y
Assisted living, congregate care, skilled nursing facility				C	C	C	Y
Cohousing community		P/C	P/C	P/C	P/C	P/C	Y
Community living arrangement (up to 8 residents)		P	P		P		Y
Community living arrangement (9-15 residents)		C	C		C		Y
Convent, monastery or similar residential group		P	P		P		Y
Dormitory					C		Y
Housing cooperative		P/C	P/C		P/C		Y
Lodging house, fraternity or sorority					C		Y
Civic and Institutional							
Cemetery		C	C	C	C	C	
Counseling, community services organization		C	C		C		
Day care center	C	P	P	P	P	P	Y
Library, museum	C	P	P	P	P	P	
Parks and playgrounds	P	P	P	P	P	P	
Place of worship	P/C	P	P	P	P	P	Y
Public safety or service facilities	P	P	P	P	P	P	
Recreation, community, and neighborhood centers	C	P	P	P	P	P	
Schools, arts, technical or trade	C	C	P	P	P	P	Y
Schools, public and private	C	P	P	P	P	P	Y
Agricultural Uses							
Agriculture - Animal Husbandry		C	C	C	C	C	Y
Agriculture - Cultivation		C	C	C	C	C	Y
Community garden	P	P	P	P	P	P	
Market garden	C	C	C	C	C	C	Y

Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Public Utility and Public Service Uses							
Electric power production and/or heating and cooling plant	C	C	C	C	C	C	
Electric substations	C	C	C	C	C	C	Y
Gas regulator stations, mixing and gate stations	C	C	C	C	C	C	Y
Sewerage system lift stations	P/C	P/C	P/C	P/C	P/C	P/C	Y
Telecommunications towers, antennas, and transmission equipment buildings	C	C	C	C	C	C	
Water pumping stations, water reservoirs	C	C	C	C	C	C	Y
Accessory Uses and Structures							
Accessory building or structure	P/C	P/C	P/C	P/C	P/C	P/C	Y
Accessory dwelling unit	C	C	C		C		Y
Caretaker's dwelling (nonresidential uses)	C	C	C	C	C	C	Y
Composting	P	P	P	P	P	P	
Convent, monastery or similar residential group	P	P	P		P		Y
Day care center in school or religious institution	C	P	P	P	P	P	
Day care home, family	P	P	P	P	P		Y
Dependency living arrangements	P	P	P	P	P	P	
Emergency electric generator	C	C	C	C	C	C	Y
Home occupation	P/C	P/C	P/C	P/C	P/C	P/C	Y
Keeping of chickens	P	P	P	P	P		Y
Keeping of honeybees	P	P	P	P	P	P	Y
Lease of off-street parking facility accessory to nonresidential use to non-users of principal use		P	P	P	P	P	Y
Management office, restaurant, limited retail, recreation facilities within multi-family building			P	P	P	P	Y
Mission house	P	P	P	P	P	P	Y
Outdoor display		C	C	C	C	C	Y
Outdoor eating area associated with food & beverage establishment	C	C	C	P	C	P	Y
Outdoor recreation	P	P	P	P	P	P	
Outdoor storage			C	C	C	C	Y
Portable storage units	P	P	P	P	P	P	Y
Real estate sales office	P	P	P	P	P	P	Y
Solar energy systems	P	P	P	P	P	P	Y
Temporary buildings for storage of construction materials and equipment	P	P	P	P	P	P	Y

Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Temporary outdoor events		P/C	P/C	P/C	P/C	P/C	Y
Towing and wrecker service business		P	P	P	P	P	Y
Vehicle access sales and services windows				C	C	C	Y
Vending machines		P	P	P	P	P	Y
Walk-up service windows	C	P/C	P/C	P/C	P/C	P/C	Y
Wind energy systems	C	C	C	C	C	C	Y
Yard sales	P	P	P	P	P	P	Y

(Am. by ORD-13-00007, 1-15-13)

28.062 MIXED-USE AND COMMERCIAL DISTRICTS BUILDING FORMS.
Table 28D-3.

BUILDING FORM	LMX	NMX	TSS	MXC	CC-T	CC
Commercial Block Building	✓	✓	✓	✓	✓	✓
Civic or Institutional Building	✓	✓	✓	✓	✓	✓
Residential - Commercial Conversion	✓	✓	✓	✓	✓	
Live-Work Building	✓	✓	✓	✓	✓	✓
Single-Family Attached Building		✓	✓	✓	✓	✓
Small Multi-Family Building		✓	✓	✓	✓	✓
Courtyard Multi-Family Building		✓	✓	✓	✓	✓
Large Multi-Family Building		✓	✓	✓	✓	✓
Single-Family Detached Building		✓	✓		✓	
Two-Family Building - Twin or Two Unit		✓	✓		✓	
Parking / Liner Buildings			✓	✓	✓	✓
Free-Standing Commercial Building	✓			✓	✓	✓
Podium Building		✓	✓	✓	✓	✓
Flex Building				✓	✓	✓