

# Exhibit "C"

Sec. 158.110. - Institutional Zoning District (I).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (2) Enclosed assembly area, with ~~or without~~ an alcoholic beverage license for sales of alcoholic beverages to members and guests in accordance with chapter 110.
- (3) Enclosed assembly area, without an alcoholic beverage license for sales of alcoholic beverages to members and guests in accordance with chapter 110.
- ~~(34)~~ Park or playground, or other public recreation.
- ~~(45)~~ School (public, private or parochial, kindergarten (including VPK) and grades 1 through 12).
- ~~(56)~~ Assisted living facility as set forth in Section 158.224.
- ~~(67)~~ Nursing or convalescent home.
- ~~(78)~~ Publicly-owned or operated building or use.
- ~~(89)~~ Group care home, as set forth in section 158.224.
- ~~(910)~~ Community Residential Home, as set forth in section 158.224.
- ~~(1011)~~ Funeral homes, with or without a crematory.

Sec. 158.120. - Neighborhood Convenience Commercial (CN).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted, provided that maximum gross floor area of any one (1) use shall be five thousand (5,000) square feet. Outdoor sales and drive-through services of any type are prohibited.

- (5) Enclosed assembly area 3,000 square feet or less, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (6) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- ~~(67)~~ One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Enclosed assembly area over 3,000 square feet, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (2) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- ~~(23)~~ Publicly-owned or operated building or use.
- ~~(34)~~ Public utility facility, including water pumping plant, reservoir, and electrical substation.

- (45) Service station (as separate use or in conjunction with a permitted use).
- (56) Retail plant nursery with outside sales and storage of living plant material.
- (67) Retail convenience stores with or without fuel service station and without drive-through service.
- (78) Bars, lounges, and night clubs in accordance with Chapter 110.

Sec. 158.122. - Professional Zoning District (P).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (3) Enclosed assembly area 3,000 square feet or less, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (4) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (45) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (3) Enclosed assembly area over 3,000 square feet, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (4) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (45) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

Sec. 158.124. - General Commercial Zoning District (CG).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

- (9) Enclosed assembly area 3,000 square feet or less, with ~~or without~~ an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (10) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (~~10~~11) Brewpub. provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.
- (~~11~~12) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
- (~~12~~13) Kennel, enclosed.
- (~~13~~14) Medical Marijuana Dispensing Facilities as set forth in Chapter 120.

(~~14~~15) Pharmacy.

(~~15~~16) Cat cafés in accordance with Section 158.235.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Enclosed assembly area over 3,000 square feet, with ~~or without~~ an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(2) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

(~~23~~) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.

(~~34~~) Semi-public facility or use.

(~~45~~) Car wash (full or self-service).

(~~56~~) Kennel, enclosed with outdoor runs.

(~~67~~) Bars, lounges, and night clubs.

(~~78~~) Schools (public, private or parochial) or technical or vocational schools.

(~~89~~) Automobile, truck, boat and/or farm equipment sales. No storage or display of vehicles shall be permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building.

(~~910~~) Automobile fuel sales.

(~~1011~~) Repair and maintenance of vehicles. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building.

(~~1112~~) Retail convenience stores with or without fuel service station.

(~~1213~~) Hospitals, free standing emergency department, nursing, or convalescent homes.

(~~1314~~) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.

(~~1415~~) Pain management clinic as set forth in Section 158.231.

Sec. 158.125. - Highway Commercial Zoning District (CH).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

(8) Enclosed assembly area 3,000 square feet or less, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(9) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(C) Special Exception Uses. The following uses may be permitted only following the review and special approval thereof by the City Council.

(2) ~~Travel trailer~~ Recreational vehicle park or camp grounds.

(3) Enclosed assembly area over 3,000 square feet, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

~~(45)~~ Bars, lounges, and night clubs.

Sec. 158.126. - Service Commercial Zoning District (CS).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted provided that all businesses, services, manufacturing, or processing of materials are confined within a fully enclosed building, except where noted, with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

(15) Enclosed assembly area 3,000 square feet or less, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(16) Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

~~(16)~~ One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

~~(17)~~ Kennel, enclosed.

(D) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(2) Enclosed assembly area over 3,000 square feet, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(3) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

~~(34)~~ Wireless communication antennas and towers, as set forth in section 158.213.

~~(45)~~ Commercial driving school.

~~(56)~~ [Reserved.]

~~(67)~~ Recreational vehicle park.

- (~~7~~8) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.
- (~~8~~9) Indoor shooting facility.
- (~~9~~10) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (~~10~~11) Bars, lounges and night clubs.
- (~~11~~12) Car wash (full or self-service).
- (~~12~~13) Schools (public, private or parochial) or technical or vocational schools.
- (~~13~~14) Automobile fuel services.
- (~~14~~15) Retail convenience stores with or without fuel service station.
- (~~15~~16) Secondary metals recycler in accordance with Chapter 117
- (~~16~~17) Medical Marijuana Dispensing Facilities.
- (~~17~~18) Pharmacy.

Sec. 158.135. - Warehouse Industrial Zoning District (WI).

(B) Permitted Principal Uses and Structures.

- (1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances that would adversely affect surrounding businesses and properties.
  - m. Enclosed assembly area 3,000 square feet or less, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - n. Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
  - ~~o.~~ Retail and business services primarily intended to serve the industrial facilities.
  - ~~p.~~ One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
  - ~~q.~~ Commercial driving school.
  - ~~r.~~ Fine arts studio.
  - ~~s.~~ Music recording studios.
  - ~~t.~~ Microbrewery.

(C) Special Exception Uses. The following uses may be permitted following the review and specific approval thereof of the City Council:

- (5) Enclosed assembly area over 3,000 square feet, with ~~or without~~ an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (6) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (67) Secondary metals recycler in accordance with Chapter 117.