

31-14

**C4 General Commercial Districts**

These districts comprise the City's major and secondary shopping centers, which provide for occasional family shopping needs and for essential services to business establishments over a wide area, and which have a substantial number of large stores generating considerable traffic. The district regulations are designed to promote convenient shopping and the stability of retail development by encouraging continuous retail frontage and by prohibiting service and manufacturing establishments which tend to break up such continuity.

31-15

**C5 Restricted Central Commercial Districts**

These districts are designed to provide for office buildings and the great variety of large retail stores and related activities which occupy the prime retail frontage in the central business district, and which serve the entire metropolitan region. The district regulations also permit a few high-value custom manufacturing establishments which are generally associated with the predominant retail activities, and which depend on personal contacts with persons living all over the region. The district regulations are also designed to provide for continuous retail frontage.

31-16

**C6 General Central Commercial Districts**

These districts are designed to provide for the wide range of retail, office, amusement, service, custom manufacturing, and related uses normally found in the central business district, but to exclude non-retail uses which generate a large volume of trucking.

31-17

**C7 Commercial Amusement District**

This district is designed to permit large open commercial amusement parks and is mapped in only a few areas.

31-18

**C8 General Service Districts**

These districts are designed to provide for necessary services for a wider area than is served by the Local Service Districts. Since these service establishments often involve objectionable influences, such as noise from heavy service operations and large volumes of truck traffic, they are incompatible with both residential and retail uses. New residential development is excluded from these districts.

**Chapter 2 Use Regulations**

**32-00 GENERAL PROVISIONS**

In order to carry out the purposes and provisions of this resolution, the *uses of buildings or other structures* and of tracts of land have been classified and combined into Use Groups. A brief statement is inserted at the start of each Use Group to describe and clarify the basic characteristics of that Use Group. Use Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, including each *use* listed separately therein, are permitted in *Commercial Districts* as indicated in Sections 32-11 to 32-25, inclusive.

In a C8 District, any *use* listed in Use Group 11A or 16 which involves the production, processing, cleaning, servicing, testing, or repair of products, goods, or materials shall conform to the performance standards for the M1 Districts as set forth in Sections 42-20 to 42-28, inclusive, relating to Performance Standards.

The following chart sets forth the Use Groups permitted in the various *Commercial Districts*.

USE GROUPS PERMITTED IN COMMERCIAL DISTRICTS

DISTRICTS		USE GROUPS															
		RESIDENTIAL		COMMUNITY FACILITIES		RETAIL AND COMMERCIAL						RECREATION				GEN. SERVICE	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LOCAL RETAIL	C1																
LOCAL SERVICE	C2																
WATERFRONT RECREATION	C3																
GENERAL COMMERCIAL	C4																
RESTRICTED CENTRAL COMMERCIAL	C5																
GENERAL CENTRAL COMMERCIAL	C6																
COMMERCIAL AMUSEMENT	C7																
GENERAL SERVICE	C8																

Italicized words are defined in Section 12-10.

32-00 (Continued)

Whenever a *use* is specifically listed in a Use Group and also could be construed to be incorporated within a more inclusive *use* listing, either in the same or another Use Group, the more specific listing shall control.

The letters A, B, B1, C, D, E, F, G, or H in the column entitled Parking Requirement Category following a *use* listed in Sections 32-14 to 32-25, inclusive, refer to the classification of *commercial uses* to determine required *accessory* off-street parking

spaces as set forth in the table in Section 36-21 (General Provisions).

The *uses* listed in the various Use Groups set forth in Sections 32-11 to 32-25, inclusive, are also listed in alphabetical order in the Index at the end of this resolution, for the convenience of those using the resolution. Whenever there is any difference in meaning or implication between the text of these Use Groups and the text of the Index, the text of these Use Groups shall prevail.

	Parking Requirement Category	DISTRICTS							
		C1	C2	C3	C4	C5	C6	C7	C8
<b>32-10 USES PERMITTED AS OF RIGHT</b>									
<b>32-11 Use Groups 1 and 2</b>									
Use Groups 1 and 2, as set forth in Section 22-11 and Section 22-12.		C1	C2	C3	C4	C5	C6	C7	
<b>32-12 Use Group 3</b>									
Use Group 3, as set forth in Section 22-13.		C1	C2	C3	C4	C5	C6	C7	
<b>32-13 Use Group 4</b>									
Use Group 4, as set forth in Section 22-14.		C1	C2	C3	C4	C5	C6	C7	C8
<b>32-14 Use Group 5</b>									
Use Group 5 consists of hotels used primarily for transient occupancy.	H	C1	C2		C4	C5	C6	C7	C8
A. <i>TRANSIENT ACCOMMODATIONS</i> <i>Hotels, transient</i>									
B. <i>Accessory Uses</i>									
<b>32-15 Use Group 6</b>									
Use Group 6 consists primarily of retail stores and personal service establishments which:		C1	C2		C4	C5	C6	C7	C8
(1) Provide for a wide variety of local consumer needs, and									
(2) Have a small service area and are, therefore, distributed widely throughout the City.									
Public service establishments serving small areas are also included. Retail and service establishments are listed in two sub-groups, both of which are permitted in all C1 Districts.									
The <i>uses</i> listed in A below are also permitted within <i>large-scale residential developments</i> , to provide daily convenience shopping for residents of the <i>development</i> .									

Italicized words are defined in Section 12-10.

Parking Requirement Category

DISTRICTS							
C1	C2	C3	C4	C5	C6	C7	C8
C1	C2		C4	C5	C6	C7	C8

32-15 (Continued)

<b>A. CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS</b>	
Bakeries, provided that <i>floor area</i> used for production shall be limited to 750 square feet per establishment	B
Barber shops	B
Beauty parlors	B
Drug stores	B
*Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of <i>floor area</i> per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds	B
Eating or drinking places, including those which provide outdoor table service or incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar, or any string instrument	B
Food stores, including supermarkets, grocery stores, meat markets, or delicatessen stores	Either A or B <sup>1</sup>
Hardware stores	B
*Laundry establishments, hand or automatic self-service	B
Package liquor stores	B
Post offices	B
*Shoe or hat repair shops	B
Stationery stores	B
Tailor or dressmaking shops, custom	B
Variety stores, limited to 10,000 square feet of <i>floor area</i> per establishment	B
<b>B. OFFICES</b>	
Offices, business, professional, or governmental	B1
<b>C. RETAIL OR SERVICE ESTABLISHMENTS</b>	
Antique stores	B
Art galleries, commercial	B
Artists' supply stores	B
Automobile supply stores, with no installation or repair services	B
Banks, including drive-in banks	B
Bicycle sales	B
Book stores	B
Candy or ice cream stores	B
Carpet, rug, linoleum, or other floor covering stores, limited to 10,000 square feet of <i>floor area</i> per establishment	B1
Cigar or tobacco stores	B

<sup>1</sup> Food stores with 2,000 square feet or more of *floor area* per establishment are classified in parking requirement category A. Food stores with less than 2,000 square feet of *floor area* are classified in parking requirement category B. See Section 36-21 (General Provisions).

\*In a C5 District, a use in Use Group 6, marked with an asterisk, shall not be located on the ground floor of a *building* unless such use is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

Italicized words are defined in Section 12-10.

32-15 (Continued)

	Parking Requirement Category	DISTRICTS							
		C1	C2	C3	C4	C5	C6	C7	C8
		C1	C2		C4	C5	C6	C7	C8
Clothing or clothing accessory stores, limited to 10,000 square feet of <i>floor area</i> per establishment	B								
Dry goods or fabrics stores, limited to 10,000 square feet of <i>floor area</i> per establishment	B								
Electrolysis studios	B								
Fishing tackle or equipment, rental or sales	B1								
Florist shops	B								
*Frozen food lockers	B								
Furniture stores, limited to 10,000 square feet of <i>floor area</i> per establishment	B1								
Furrier shops, custom	B								
Gift shops	B								
Interior decorating establishments, provided that <i>floor area</i> used for processing, servicing, or repairs shall be limited to 750 square feet per establishment	B								
Jewelry or art metal craft shops	B								
Leather goods or luggage stores	B								
*Loan offices	B1								
*Locksmith shops	B								
Medical or orthopedic appliance stores	B								
*Meeting halls	D								
Millinery shops	B								
Music stores	B								
Newstands, open or enclosed	B								
Optician or optometrist establishments	B								
Paint stores	B								
Pet shops	B								
*Photographic developing or printing establishments	B								
Photographic equipment or supply stores	B								
Photographic studios	B								
Picture framing shops	B								
Record stores	B								
Seed or garden supply stores	B								
Sewing machine stores, selling household machines only	B								
Shoe stores	B								
Sporting or athletic stores	B								
Stamp or coin stores	B								
Telegraph offices	B								
Television, radio, phonograph, or household appliance stores, limited to 10,000 square feet of <i>floor area</i> per establishment	B								
Toy stores	B								
Travel bureaus	B								
Typewriter stores	B								
Wallpaper stores	B								
Watch or clock stores or repair shops	B								
D. PUBLIC SERVICE ESTABLISHMENTS									
Court houses	C								
*Electric or gas utility substations, open or enclosed, limited in each case to a site of not more than 10,000 square feet									

\*In a C5 District, a use in Use Group 6, marked with an asterisk, shall not be located on the ground floor of a building unless such use is at least 50 feet from the street wall of the building in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

Italicized words are defined in Section 12-10.

	Parking Requirement Category	DISTRICTS							
		C1	C2	C3	C4	C5	C6	C7	C8
		C1	C2		C4	C5	C6	C7	C8
<b>32-15 (Continued)</b>									
Fire or police stations	C								
*Public utility stations for oil or gas metering or regulating									
Telephone exchanges or other communications equipment structures									
*Terminal facilities at river crossings for access to electric, gas, or steam lines									
*Water or sewage pumping stations									
<b>E. CLUBS</b>									
Non-commercial clubs without restrictions on activities or facilities	D								
<b>F. Accessory Uses</b>									

**32-16**

**Use Group 7**

Use Group 7 consists primarily of home maintenance or repair services which:

- (1) Fulfill recurrent needs of residents in nearby areas, and
- (2) Have a relatively small service area and are, therefore, widely distributed throughout the City, and
- (3) Are incompatible in primary retail districts since they break the continuity of retail frontage.

**A. TRANSIENT ACCOMMODATIONS**

*Motels or tourist cabins, or boatels* H

*Trailer camps*, provided that the total lot area of the zoning lot shall include not less than 2,000 square feet per trailer, that a 30 foot rear yard and 20 foot front and side yards shall be provided, and that the minimum distance between individual trailers shall be 16 feet

**B. RETAIL OR SERVICE ESTABLISHMENTS**

- Bicycle rental or repair shops B1
- Electrical, glazing, heating, painting, paper hanging, plumbing, roofing, or ventilating contractors' establishments, limited to 2,500 square feet of floor area per establishment B1
- Exterminators B1
- Funeral establishments H
- Monument sales establishments, with incidental processing to order, but not including the shaping of headstones C
- Moving or storage offices, with storage limited to items for retail sale and to 1,500 square feet of floor area per establishment B1
- Refreshment stands, drive-in H
- Sailmaking establishments C
- Sign painting shops, limited to 2,500 square feet of floor area per establishment B1
- Taxidermist shops B1

\*In a C5 District, a use in Use Group 6, marked with an asterisk, shall not be located on the ground floor of a building unless such use is at least 50 feet from the street wall of the building in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

Italicized words are defined in Section 12-10.

	Parking Requirement Category	DISTRICTS								
		C1	C2	C3	C4	C5	C6	C7	C8	
32-16 (Continued)			C2				C6	C7	C8	
Venetian blind, window shade, or awning shops, custom, limited to 2,500 square feet of floor area per establishment	E1									
<b>C. WHOLESALE ESTABLISHMENTS</b>										
Wholesale establishments, with not more than 1,500 square feet of accessory storage per establishment	B1									
<b>D. AUTOMOTIVE SERVICE ESTABLISHMENTS</b>										
Automobile glass and mirror shops	B1									
Automobile seat cover or convertible top establishments, selling or installation	B1									
Tire sales establishments, including installation services	B1									
<b>E. Accessory Uses</b>										

32-17

Use Group 8

Use Group 8 consists primarily of amusement or service establishments which:

- (1) Are appropriate in local service districts to serve nearby residential areas, or
- (2) Depend on a wide service radius and may appropriately be located in secondary or major commercial centers.

Since these establishments are generally patronized by customers for special purposes not associated with retail shopping, they are appropriate neither in local shopping areas nor in the restricted central commercial areas.

**A. AMUSEMENTS**

- \*Billiard parlors or pool halls D
- \*Bowling alleys, limited to not more than 16 lanes per establishment D
- Theaters D

**B. RETAIL OR SERVICE ESTABLISHMENTS**

- \*Automobile driving schools B
- \*Pawn shops B1
- Television, radio, phonograph, or household appliance repair shops B
- \*Upholstering shops dealing directly with consumers B1

**C. AUTOMOTIVE SERVICE ESTABLISHMENTS**

Automobile rental establishments  
*Public parking garages or public parking lots, with capacity of less than 150 spaces, subject to the provisions set forth for accessory off-street parking spaces in Section 36-53 (Location of Access to the Street), Section 36-55 (Surfacing), Section 36-56 (Screening), and Section 32-43 (Public Parking Garages, Public Parking Lots, or Automotive Service Stations near Schools, Parks, or Playgrounds)*

**D. Accessory Uses**

\*In a C4 District, a use in Use Group 8, marked with an asterisk shall not be located on the ground floor of a building unless such use is at least 50 feet from the street wall of the building in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

Italicized words are defined in Section 12-10.

Parking  
Requirement  
Category

DISTRICTS							
C1	C2	C3	C4	C5	C6	C7	C8

32-18

Use Group 9

Use Group 9 consists primarily of business and other services which:

- (1) Serve a large area and are, therefore, appropriate in secondary, major, or central commercial shopping areas, and
- (2) Are also appropriate in local service districts, since these are typically located on the periphery of major or secondary centers.

A. RETAIL OR SERVICE ESTABLISHMENTS

- Automobile, motorcycle, *trailer*, or boat showrooms, with no repair services C
- \*Blueprinting or photostating establishments B1
- \*Business schools or colleges B1
- \*Catering establishments B1
- \*Clothing or costume rental establishments B
- \*Physical culture or health establishments, including gymnasiums, reducing salons, masseurs, or steam baths B
- \*Medical or dental laboratories for research or testing, not involving any danger of fire or explosion nor of offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable effects B1
- \*Musical instrument repair shops B1
- Plumbing, heating, or ventilating equipment showrooms, without repair facilities B1
- \*Printing establishments, limited to 2,500 square feet of *floor area* per establishment for production B1
- \*Public auction rooms D
- \*Studios, music, dancing, or theatrical B
- \*Trade or other schools for adults, not involving any danger of fire or explosion nor of offensive noise, vibration, smoke or particulate matter, dust, odorous matter, heat, humidity, glare, or other objectionable effects B1
- \*Typewriter or other small business machine repair shops B1
- \*Umbrella repair shops B
- \*Wedding chapels or banquet halls D

B. WHOLESALE ESTABLISHMENTS

- Photographic developing or printing establishments, limited to 2,500 square feet of *floor area* per establishment B1

C. Accessory Uses

\*In C4 or C5 Districts, a use in Use Group 9, marked with an asterisk, shall not be located on the ground floor of a *building* unless such use is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

Italicized words are defined in Section 12-10.

Parking Requirement Category	DISTRICTS							
	C1	C2	C3	C4	C5	C6	C7	C8

32-19

**Use group 10**

Use Group 10 consists primarily of large retail establishments (such as department stores) which:

C4 C5 C6 C7 C8

- (1) Serve a wide area, ranging from a community to the whole metropolitan area, and are, therefore, appropriate in secondary, major, or central shopping areas, and
- (2) Are not appropriate in local shopping or local service areas because of the generation of considerable pedestrian, automobile, or truck traffic.

A. RETAIL OR SERVICE ESTABLISHMENTS

- Carpet, rug, linoleum, or other floor covering stores, with no limitation on *floor area* per establishment B1
- Clothing or clothing accessory stores, with no limitation on *floor area* per establishment B
- Department stores B
- Dry goods or fabrics stores, with no limitation on *floor area* per establishment B
- Eating or drinking places, without restrictions on entertainment or dancing, but limited to location in hotels D
- Furniture stores, with no limitation on *floor area* per establishment B1
- Office or business machine stores, sales or rental B1
- Radio or television studios D
- Television, radio, phonograph, or household appliance stores, with no limitation on *floor area* per establishment B
- Variety stores, with no limitation on *floor area* per establishment B

B. WHOLESALE ESTABLISHMENTS

- Wholesale offices or showrooms, with storage restricted to samples B1

C. Accessory Uses

32-20

**Use Group 11**

Use Group 11 consists of a few types of essentially custom manufacturing activities which:

C5 C6 C8

- (1) Benefit from a central location and are appropriate in the central business district, and
- (2) Generally do not create any significant objectionable influences, and
- (3) Involve products characterized by a high ratio of value to bulk, so that truck traffic is kept to a minimum.

A. MANUFACTURING ESTABLISHMENTS

- \*Art needle work, hand weaving, or tapestries F
- \*Books, hand binding or tooling F
- \*Ceramic products, custom manufacturing F

\*In a C5 District, a use in Use Group 11, marked with an asterisk, shall not be located on the ground floor of a building unless such use is at least 50 feet from the street wall of the building in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

Italicized words are defined in Section 12-10.

Parking Requirement Category

DISTRICTS							
C1	C2	C3	C4	C5	C6	C7	C8

32-20 (Continued)

*Clothing, custom manufacturing or altering for retail	F
*Hair products, custom manufacturing	F
*Jewelry manufacturing from precious metals	F
*Medical, dental, drafting instruments, optical goods, or similar precision instruments	F
*Musical instruments, except pianos and organs	F
*Orthopedic or medical appliances, custom manufacturing	F
*Printing, custom, limited to 2,500 square feet of <i>floor area</i> per establishment for production, provided that such <i>floor area</i> limitation shall not apply in C6 Districts	F
*Watch making	F
<b>B. WHOLESALE OR SIMILAR ESTABLISHMENTS</b>	
*Ship chandlers	F
*Wholesale establishments, with <i>accessory</i> storage limited to 2,500 square feet of <i>floor area</i> per establishment	B1

C. *Accessory Uses*

32-21

**Use Group 12**

Use Group 12 consists primarily of fairly large entertainment facilities which:

C4 C6 C7 C8

- (1) Have a wide service area and generate considerable pedestrian, automotive, or truck traffic, and
- (2) Are, therefore, appropriate only in secondary, major, or central commercial areas.

Certain public service establishments are also included.

**A. AMUSEMENTS**

Arenas or auditoriums, with capacity limited to 2,500 seats	D
*Bowling alleys or table tennis halls, with no limitation on number of bowling lanes per establishment	D
Eating or drinking places, without restrictions on entertainment or dancing	D
*Public dance halls	D
Skating rinks, enclosed	D
Stadiums, with capacity limited to 2,500 seats	D
Trade expositions, with rated capacity for not more than 2,500 persons, as determined by the Commissioner of Buildings	D

**B. PUBLIC SERVICE ESTABLISHMENTS**

Prisons	H
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C. *Accessory Uses*

\*In a C5 District, a *use* in Use Group 11 and in C4 Districts, a *use* in Use Group 12, marked with an asterisk, shall not be located on the ground floor of a *building* unless such *use* is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

Italicized words are defined in Section 12-10.

Parking  
Requirement  
Category

DISTRICTS							
C1	C2	C3	C4	C5	C6	C7	C8

32-22

Use group 13

Use Group 13 consists of open or low coverage *uses*, mostly open amusement establishments, which either:

C7 C8

- (1) Generate noise and traffic, particularly at night, and are therefore not appropriate in local retail or local service areas, or
- (2) Attract customers for special purposes not associated with retail shopping, and are therefore not appropriate in local, secondary, major, or central shopping areas.

A. AMUSEMENTS, OPEN OR ENCLOSED

- Camps, overnight or outdoor day H
- Childrens' amusement parks, provided that the total area of the *zoning lot* shall not exceed 10,000 square feet, and that no amusement attractions shall be located within 20 feet of a *Residence District* boundary E
- Circuses, carnivals, or fairs of a temporary nature E
- Commercial beaches or swimming pools E
- Golf driving ranges E
- Miniature golf courses E

B. AUTOMOTIVE SERVICE ESTABLISHMENTS

- Automotive service stations*, open or enclosed, provided that facilities for lubrication, minor repairs, or washing are permitted only if located within a *completely enclosed building*
- Boat fuel sales, open or enclosed, without restriction as to location C

C. *Accessory Uses*

32-23

Use Group 14

Use Group 14 consists of the special services and facilities required for boating and related activities.

C2 C3 C7 C8

A. RETAIL OR SERVICE USES

- Boat fuel sales, open or enclosed, restricted to location within 10 feet of a boat dock berth C
- Boat rentals, open or enclosed H
- Boat storage, repair, or painting, including the incidental sale of boats, boat parts, or accessories, restricted to boats less than 100 feet in length, provided that such *use* or portion thereof may be conducted outside a *completely enclosed building* only if located at a distance greater than 100 feet from a *Residence District* boundary C
- Docks for pleasure boats less than 100 feet in length H
- Fishing tackle or equipment, rental or sales B1
- Sailmaking establishments C

Italicized words are defined in Section 12-10.

	Parking Requirement Category	DISTRICTS							
		C1	C2	C3	C4	C5	C6	C7	C8
			C2	C3				C7	C8
32-23 (Continued)									
B. CLUBS									
Non-commercial clubs without restrictions on activities or facilities	D								
C. PUBLIC SERVICE ESTABLISHMENTS									
Fire stations	C								
D. Accessory Uses									

32-24

Use Group 15

Use Group 15 consists of large open commercial amusement establishments which:

C7

- (1) Generate considerable noise or traffic, and
- (2) Are appropriate only in a few areas designated for open amusement parks.

A. AMUSEMENTS

- Children's amusement parks, with no limitation on *floor area* per establishment E
- Ferris wheels, roller coasters, whips, parachute jumps, merry-go-rounds, or similar open midway attractions E
- Freak shows, wax museums, dodgem scooters, or similar open or enclosed midway attractions E
- Open booths with games of skill or chance, including shooting galleries E
- Penny arcades E

32-25

Use Group 16

Use Group 16 consists of automotive and other necessary semi-industrial *uses* which:

C8

- (1) Are required widely throughout the city, and
- (2) Involve offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable influences, making such *uses* incompatible with *residential uses* and other types of commercial development.

A. RETAIL OR SERVICE ESTABLISHMENTS

- Animal hospitals or kennels B1
- Animal pounds or crematoriums C
- Automobile, motorcycle, trailer, or boat sales, open or enclosed C
- Blacksmith shops C
- Building materials sales, open or enclosed, limited to 5,000 square feet of *lot area* per establishment B1
- Carpentry, custom woodworking, or custom furniture making shops B1
- Crematoriums, human C
- Electrical, glazing, heating, painting, paper hanging, plumbing, roofing, or ventilating contractors' establishments, open or enclosed, with open storage limited to 5,000 square feet of *lot area* per establishment B1
- Fuel, ice, oil, coal, or wood sales, open or enclosed, limited to 5,000 square feet of *lot area* per establishment B1

Italicized words are defined in Section 12-10.

	Parking Requirement Category	DISTRICTS							
		C1	C2	C3	C4	C5	C6	C7	C8
32-25 (Continued)									C8
Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers, or air conditioning units	B1								
Machinery rental or sales establishments	B1								
Mirror silvering or glass cutting shops	B1								
Poultry or rabbit killing establishments, for retail sale on the same zoning lot only	B1								
Riding academies, open or enclosed	C								
Sign painting shops, with no limitation on floor area per establishment	B1								
Silver plating shops, custom	B1								
Soldering or welding shops	B1								
Stables for horses	C								
Tool, die, or pattern making establishments, or similar small machine shops	B1								
Trade schools for adults	B1								
<b>B. AUTOMOTIVE SERVICE ESTABLISHMENTS</b>									
Automobile laundries, provided that the zoning lot contains reservoir space for not less than 10 automobiles per washing lane									
Automobile, truck, or motorcycle repairs, except body repairs	C								
<b>C. VEHICLE STORAGE ESTABLISHMENTS</b>									
Commercial or public utility vehicle storage, open or enclosed, including accessory motor fuel pumps	G								
Dead storage of motor vehicles									
Public transit yards, open or enclosed, including accessory motor fuel pumps	G								
<b>D. HEAVY SERVICE, WHOLESALE, OR STORAGE ESTABLISHMENTS</b>									
Carpet cleaning establishments	F								
Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, floor area, or capacity per establishment	F								
Laundries, with no limitation on type of operation	F								
Linen, towel, or diaper supply establishments	F								
Moving or storage offices, with no limitation as to storage or floor area per establishment	G								
Packing or crating establishments	G								
Photographic developing or printing, with no limitation on floor area per establishment	C								
Trucking terminals or motor freight stations, limited to 20,000 square feet of lot area per establishment	G								
Warehouses	G								
Wholesale establishments, with no limitation on accessory storage	C								
<b>E. Accessory Uses</b>									

Italicized words are defined in Section 12-10.

Parking  
Requirement  
Category

DISTRICTS							
C1	C2	C3	C4	C5	C6	C7	C8

**32-30 USES PERMITTED BY SPECIAL PERMIT**

32-31

**By the Board of Standards and Appeals**

In the districts indicated, the following *uses* are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

C1 C2 C3 C4 C5 C6 C7 C8

*Automotive service stations*, open or enclosed, with sites of not less than 7,500 square feet per establishment, and provided that facilities for lubrication, minor repairs, or washing are permitted only if located within a *completely enclosed building*

C2 C4 C6

<i>Boatels</i>	H		C3					
Camps, overnight or outdoor day	H	C1	C2	C3				
Children's amusement parks, with sites of not less than 10,000 square feet nor more than 75,000 square feet per establishment	E							C8
Commercial beaches	E		C3					
Commercial swimming pools	E		C3					
Eating or drinking places, including those which provide outdoor table service or incidental musical entertainment either by mechanical device or by not more than three persons playing piano, organ, accordion, guitar, or any string instrument	B		C3					
Electric utility substations, limited to a site of not less than 10,000 square feet nor more than 40,000 square feet		C1	C2	C3	C4	C5	C6	C7 C8
Funeral establishments	H	C1		C4				
Newspaper publishing establishments						C6		
Public transit or railroad electric substations, limited in each case to a site of not more than 40,000 square feet		C1	C2	C3	C4	C5	C6	C7 C8
Radio or television towers, non-accessory		C1	C2	C3	C4	C5	C6	C7 C8
Riding academies or stables	C		C2			C6	C7	
Sand, gravel, or clay pits		C1	C2	C3	C4	C5	C6	C7 C8
<i>Schools</i> , provided they have no living or sleeping accommodations								C8
Theatres, limited to a maximum capacity of 500 persons	D	C1						

32-32

**By the City Planning Commission**

In the districts indicated, the following *uses* are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

C1 C2 C3 C4 C5 C6 C7 C8

*Arenas, auditoriums, or stadiums* with a capacity in excess of 2,500 seats

D C4 C6 C7 C8

Bus stations

With less than 10 berths

C1 C2 C4 C6 C7 C8

With 10 or more berths

C4 C6

Italicized words are defined in Section 12-10.