

ZONING

260 Attachment 4

City of Butler

Use Table

[Added 11-21-2013 by Ord. No. 1679; amended 8-28-2014 by Ord. No. 1692]

Use Category	R-1	R-2	R-3	R-O	C-1	C-2	M-1	M-2
Animals								
Animal hospitals/veterinary							P	P
Animal shelters							P	P
Animal kennels, private							P	P
Animal kennels, commercial							P	P
Housing								
Single-family dwelling unit (includes industrial and manufactured homes)	P	P	P	P				
2-family dwelling (duplex)		P	P	P				
Multi-family dwelling/row house			P	P				
Conversion of SF to 2F		P*	P*					
Conversion of SF to MF			P*					
Boarding houses		SE*	SE*					
Lodging houses		SE*	SE*					
Boarding homes for sheltered care		SE*	SE*			SE*	SE*	
Transitional dwellings	SE*	SE*	SE*	SE*	SE*		SE*	
Group care facilities					SE	SE	SE	SE
Personal care home			C		C	C	C	C
Homeless shelter							C	C
Nursing home					C	C	C	C
Home occupations, no on-site customer service	A	A	A	A	A	A	A	A
Home occupations with on-site customer service	C	C	C	C	C	C	C	C

* With conditions.

Zoning Districts:	
R-1: Low-Density Residential	C-1: General Business
R-2: Medium-Density Residential	C-2: Central Business
R-3: High-Density Residential	M-1: Light Industrial
R-O: Residential Office	M-2: Heavy Industrial

LEGEND

P – Permitted Use
 A – Permitted Accessory Use
 C – Conditional Use
 SE – Special Exception
 Blank Cell – Not Permitted

CITY OF BUTLER CODE

Use Category	R-1	R-2	R-3	R-O	C-1	C-2	M-1	M-2
Accessory buildings	A*	A*	A*	A*	A*	A*	A*	A*
Bed-and-breakfasts			C	P	P	P		
Lodging-hotels/motels				C	P	P	C	C
Traditional neighborhood development	C*	C*	C*					
Townhouses	C*	C*	C*	C*	C*			
Res'l uses integral to main bldg.					A*	A*	A*	A*
Mixed-use buildings--residential upper floors (apts. over com.)					C	P		
Sleeping rooms (1 person per room)							C*	C*
Facilities—Institutions—Clubs								
Assisted-living facilities				C	C	C		
Correctional facilities						P	C	C
Methadone clinic								C*
Day-care centers/Preschools		SE	SE	SE	P	P		
Hospitals		C*	C*					A
Medical and dental clinics							P	P
Medical clinics/offices		C*	C*	P	P	P		
Substance abuse treatment facility, inpatient								C
Substance abuse treatment facility, outpatient						C		
Schools	C	C	C	P	P	P		
Schools, industrial/trade					C	C	P	P
Colleges/universities					C	C	C	C
Places of worship	C	C	C	P	P	P		
Educational/religious/philanthropic institutions	C	C	C	P	P	P		
Libraries/cultural facilities	C	C	C	P	P	P	P	P
Helipads		C						C
Cemeteries	C	C						
Parks, active	C	C	C				P	P
Parks, passive	C	C	C		P	P	P	P
Recreation, indoor facilities		C	C			C	P	P
Essential public services, facilities and utilities	C	C	C	C	P*	P	P	P
Lodge, fraternal, civic assembly, private membership clubs			SE*	SE*	C	C		
Postal service						P		
Data center					P	P	P	P
Research and development					C	C	P	P

ZONING

Use Category	R-1	R-2	R-3	R-O	C-1	C-2	M-1	M-2
Retail Sales								
Appliances, household		C	C		P	P	P	P
Auto/RV/boat/trailer—new, used and rental—in enclosed bldg.					P	P	P	P
Auto/RV/boat/trailer sales area — new, used and rental					C	C	P	P
Auto parts					P	P	P	P
Bars and taverns		C	C		P	P	P	P
Bicycle shop					P	P	P	P
Big-box retail							C	C
Books, music, cards, etc.		C	C		P	P	P	P
Business equipment					P	P	P	P
Candy, ice cream, etc.		C	C		P	P	P	P
Clothing, etc.		C	C		P	P	P	P
Convenience store		C	C		P	P	P	P
Equipment, heavy w/rental							P	P
Farm/garden/landscape					P		P	P
Farmers' markets (permanent)						C	C	
Flower shop		C	C		P	P	P	P
Furniture store					P	P	P	P
Gasoline and fuel sales					P	P	P	P
Gas station/mini mart					C	C	C	C
Grocery/market		C	C		P	P	P	P
Hardware		C	C		P	P	P	P
Jewelry store					P	P	P	P
Lumber yards							P	P
Manufactured homes sales							C	C
Microbrewery/restaurant/brew pub					P	P		
Office supplies					P	P	P	P
Pharmacy		C	C		P	P	P	P
Restaurants/delis		C	C		P	P	P	P
Restaurants w/drive-through windows				C	C	C	C	C
Retail w/drive-in windows					C	P		
Toy store					P	P	P	P
Wholesale								
Sales, wholesale					P		P	P
Entertainment								
Entertainment/sports facilities, small (less than 300 capacity)					P	P	P	P
Entertainment/sports facilities, large (greater than 300 capacity)						C	P	P
Amusement arcades					C*	C*	C*	C*

CITY OF BUTLER CODE

Use Category	R-1	R-2	R-3	R-O	C-1	C-2	M-1	M-2
Service Businesses								
Auto body shop							P	P
Auto repair shop					C	C	P	P
Banks, S&Ls w/drive-through				C	C	P	P	P
Banks, S&Ls, no drive-through		C	C	P	P	P	P	P
Barber/beauty shops		C	C	C	P	P	P	P
Building maintenance (ex: large cleaning companies with trucks)					C	C		
Bus depot					P		P	P
Business support (print/copy, other help to businesses)					P	P	P	P
Car wash—in enclosed bldg.					C	C	P	P
Car wash—open bays							P	P
Check-cashing shops					P	P	P	P
Construction with sales							P	P
Day spas				C	P	P		
Funeral home/crematory		SE*	SE*	SE*	P	P		
Laundromat/dry cleaning		C	C		P	P	P	P
Massage therapy office					P	P		
Office parks							P	P
Offices, professional		C	C	P	P	P	P	P
Pawn shops					P	P	P	P
Printing establishments					P	P	P	P
Rental halls		C	C	C	P	P		
Repair shops (radio, TV, computers, etc., carried in)		C	C		P	P	P	P
Repairs, equipment and sales (larger items)							P	P
Services w/in commercial bldg.				A				
Studios—art, music, dance, photography				C	P	P		
Special Uses								
Adult entertainment establishments or sexually oriented businesses								C*
Storage—Warehousing								
Mini-warehouse/storage facility					C		P	P
Building materials w/sales							P	P
Document storage						C		
Distribution plant							P	P
Storage of materials							P	P
Storage of petroleum and gas products					C	C	P	P
Warehousing, light							P	P
Warehousing, heavy							P	P

ZONING

Use Category	R-1	R-2	R-3	R-O	C-1	C-2	M-1	M-2
Storage of vehicles-commercial boats/RVs/cars/equipment/fleet (within enclosed building)					C	C	P	P
Storage of vehicles-commercial boats/RVs/cars/equipment/fleet (fenced-in lot)							C	C
Terminal, freight							P	P
Manufacturing—Industry								
Auto wrecking								C
Boat building							P	P
Brewery							P	P
Laboratory							P	P
Manufacturing, light							P/C	P
Manufacturing, heavy								P
Laundry (heavy commercial)							P	P
Scrap and salvage operations								C
Stone/monument works							P	P
Forges, foundries, mills							P*	P
Railroad assisted facilities								P
Mining, excavation and extraction								C
Recycling—Unique Businesses								
Recycling facilities (less than 1,000 square feet)							P	P
Recycling facilities (greater than 1,000 square feet)							P	P

* With conditions