

ZONING

455 Attachment 1

City of St. Francis

**Residential Districts Use Table**  
**[Amended 7-1-2008 by Ord. No. 1259; 1-4-2022 by Ord. No. 1481]**

**KEY:**

- P = Permitted use
- S = Special use permit
- Blank = Not allowed

	<b>Zoning Districts</b>				
	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>
<b>Residential Uses</b>					
<b>General residential</b>					
Single-family dwelling	P	P	P		
Two-family dwelling	S	S	S		
Multifamily, condominium				S	P
Multifamily, rental apartment				S	P
Mobile home					
Second-floor dwelling units in mixed-use buildings					
Watchman/service quarters					
<b>Group residential</b>					
Convent, rectory or monastery			S		
Dormitory					
Fraternity or sorority					
Rooming house					
Family shelter care facility					
Large group shelter care facility					
Small group shelter care facility					
<b>State-protected residential uses</b>					
Adult family home*	P	P	P	P	P
Community living arrangement, small* (capacity 8 or fewer)	P	P	P	P	P
Community living arrangement, medium* (capacity 9 to 15)	S	S	S	P	P
Community living arrangement, large* (capacity 16 or more)	S	S	S	S	S
Family day-care home	P	P	P		
Foster home	P	P	P	P	P
Treatment foster home	P	P	P	P	P
*Subject to annual local review					
<b>Educational Uses</b>					
Day-care center				S	S
School, elementary or secondary					

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College, university, trade and technical school					
School, specialty or personal instruction		S	S	S	S
<b>Community-Serving Uses</b>					
Cemetery or other place of interment					
Community center					
Correctional facility					
Cultural institution					
Library					
Public safety facility					
Religious assembly (such as churches, synagogues, etc.)	S				
<b>Commercial and Office Uses</b>					
Drive-through facility, accessory to an approved use					
Artist studio					
Bank or other financial institution					
Currency exchange					
Payday loan agency or title loan agency					
Garden supply or landscaping center					
Home improvement center or lumberyard					
Office, general			S	S	S
Office, government					
Outdoor merchandise sales					
Plant nursery or greenhouse					
Retail establishment, adult					
Retail establishment, accessory to nonretail use (limited to 10% of floor area and limited to 10% of sales)					
Retail establishment, general (with gross area of the space occupied by said establishment under 5,000 square feet)			S	S	S
Retail establishment, general (with gross area of the space occupied by said establishment of 5,000 to 20,000 square feet)					
Retail establishment, general (with gross area of the space occupied by said establishment of 20,000 to 50,000 square feet)					
Retail establishment, general (with gross area of the space occupied by said establishment over 50,000 square feet)					
Secondhand store					

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<b>Health Care and Social Assistance Uses</b>					
Medical office (including dental, chiropractic, etc.)					
Health clinic (including dental, etc.)					
Hospital					
Emergency residential shelter					
Medical research laboratory					
Medical service facility					
Nursing home					
Social service facility					
<b>Service Uses</b>					
<b>General service uses</b>					
Building maintenance service					
Business service					
Catering service					
Dry cleaning, processing					
Laundromat and/or dry cleaning dropoff/pickup					
Funeral home					
Furniture and appliance rental and leasing					
Mechanical and household maintenance and repair service					
Personal service, general					
Personal service, regulated					
Tool/equipment rental facility (inside only)					
Tool/equipment rental facility (any outside display or storage)					
<b>Animal services</b>					
Animal boarding facility					
Animal grooming or training facility					
Animal hospital/clinic					
<b>Motor Vehicle Uses</b>					
<b>General motor vehicle</b>					
Car wash					
Gas station/convenience store					
<b>Light motor vehicle</b>					
Body shop					
Limited wholesale facility					
Outdoor storage					
Rental facility					
Repair facility					
Sales facility, new vehicle and accessory used vehicle sales					
Sales facility, new vehicle only					
Sales facility, used vehicle sales only					

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<b><i>Heavy motor vehicle</i></b>					
Body shop					
Outdoor storage					
Rental facility					
Repair facility					
Sales facility					
<b><i>Parking</i></b>					
Heavy motor vehicle parking lot, accessory use					
Heavy motor vehicle parking lot, principal use					
Parking lot, principal use					
Parking structure, principal use					
<b>Accommodation and Food Service Uses</b>					
Assembly hall					
Bed-and-breakfast				S	S
Hotel					
Restaurant, fast-food/carry-out					
Restaurant, sit-down					
Tavern					
<b>Entertainment and Recreation Uses</b>					
Clubs and lodges					
Convention and exposition center					
Entertainment establishment, adult					
Gaming facility					
Health club			S	S	S
Marina					
Outdoor racing facility					
Park or playground					
Sport and recreation facility, indoor					
Sport and recreation facility, outdoor					
Theater, indoor					
<b>Storage, Recycling and Wholesale Trade Uses</b>					
Material reclamation facility					
Donation boxes					
Mixed-waste processing facility					
Recycling collection facility					
Salvage operation, indoor					
Salvage operation, outdoor					
Wholesale and distribution facility, indoor					
Wholesale and distribution facility, outdoor					
<b><i>Storage facilities</i></b>					
Hazardous materials					
Indoor, mini warehouse					

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Indoor, other than mini warehouse (cold storage)					
Outdoor					
<b>Transportation Uses</b>					
Ambulance service					
Ground transportation service					
Helicopter landing facility					
Passenger terminal					
Railroad switching, classification yard, or freight terminal					
Ship terminal or docking facility					
Truck freight terminal					
<b>Industrial Uses</b>					
Contractor's shop					
Contractor's yard					
Manufacturing, heavy					
Manufacturing, medium					
Manufacturing, light					
Processing or recycling of mined materials					
Research and development					
<b>Utility and Public Service Uses</b>					
Broadcasting or recording studio					
Power generation plant					
Sewage treatment plant					
Substation/distribution equipment, indoor					
Substation/distribution equipment, outdoor					
Transmission tower					
Transmission tower, publicly owned land					
Water treatment plant					