

ZONING

455 Attachment 2

City of St. Francis

Nonresidential Districts Use Table
[Amended 8-19-2025 by Ord. No. 1539]

KEY:

P = Permitted use

S = Special use permit

Blank = Not allowed

	Zoning Districts				
	IU	B-1	B-2	M-1	M-2
Residential Uses					
<i>General residential</i>					
Single-family dwelling					
Two-family dwelling					
Multifamily, condominium					
Multifamily, rental apartment					
Mobile home					
Second-floor dwelling units in mixed-use buildings		S	S		
Watchman/service quarters					
<i>Group residential</i>					
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					
<i>State-protected residential uses</i>					
Adult family home*					
Community living arrangement, small* (capacity 8 or fewer)					
Community living arrangement, medium* (capacity 9 to 15)					
Community living arrangement, large* (capacity 16 or more)					
Family day-care home					
Foster home					
Treatment foster home					
*Subject to annual local review					
Educational Uses					
Day-care center		S	S	S	S
School, elementary or secondary	S				
College, university, trade and technical school					

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	IU	B-1	B-2	M-1	M-2
School, specialty or personal instruction		S	S	S	S
Community-Serving Uses					
Cemetery or other place of interment	S				
Community center	S				
Correctional facility					
Cultural institution					
Library	S				
Public administrative offices and public service buildings, including fire and police stations	P	P	P	P	P
Religious assembly (such as churches, synagogues, etc.)					
Commercial and Office Uses					
Drive-through facility, accessory to an approved use		S	S		
Artist studio		P	P		
Bank or other financial institution		P	P		
Currency exchange		S	S		
Payday loan agency or title loan agency					
Garden supply or landscaping center		S	S	S	S
Home improvement center or lumberyard		S	S	S	S
Office, general		P	P	P	P
Office, government	S				
Outdoor merchandise sales		S	S		
Plant nursery or greenhouse		S	S	S	S
Retail establishment, adult					P
Retail establishment, accessory to nonretail use (limited to 10% of floor area and limited to 10% of sales)		P	P	S	S
Retail establishment, general (with gross area of the space occupied by said establishment under 5,000 square feet)		P	P	S	S
Retail establishment, general (with gross area of the space occupied by said establishment of 5,000 to 20,000 square feet)		P	P	S	S
Retail establishment, general (with gross area of the space occupied by said establishment of 20,000 to 50,000 square feet)		S	S		
Retail establishment, general (with gross area of the space occupied by said establishment over 50,000 square feet)			S		
Retail establishment: tobacco products, cannabidiol (CBD) oil and products, electronic vaping devices, and/or cartridges designed or intended for use in an electronic vaping device			S		
Secondhand store		S	S		
Health Care and Social Assistance Uses					
Medical office (including dental, chiropractic, etc.)		P	P		
Health clinic (including dental, chiropractic, etc.)		S	S		
Hospital					
Emergency residential shelter	S				
Medical research laboratory		S	S		
Medical service facility	S			S	S
Nursing home					

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	Zoning Districts				
	IU	B-1	B-2	M-1	M-2
Social service facility	S				
Service Uses					
General service uses					
Building maintenance service		P	P	P	P
Business service		P	P	P	P
Catering service		P	P	P	P
Dry cleaning, processing				S	S
Laundromat and/or dry cleaning dropoff/pickup		S	S		
Funeral home		P	P		
Furniture and appliance rental and leasing			S		
Mechanical and household maintenance and repair service		S	S	P	P
Personal service, general		S	S		
Personal service, regulated		S	S		
Tool/equipment rental facility (inside only)		P	P	P	P
Tool/equipment rental facility (any outside display or storage)				S	S
Animal services					
Animal boarding facility				S	S
Animal grooming or training facility			S	S	S
Animal hospital/clinic		S	S		
Motor Vehicle Uses					
General motor vehicle					
Car wash			S	S	S
Gas station/convenience store			S	S	S
Light motor vehicle					
Body shop				S	S
Limited wholesale facility				S	S
Outdoor storage				S	S
Rental facility			S	P	P
Repair facility		S	S	S	P
Sales facility, new vehicle and accessory used vehicle sales			S		
Sales facility, new vehicle only			S		
Sales facility, used vehicle sales only					
Heavy motor vehicle					
Body shop					
Outdoor storage					
Rental facility					
Repair facility					
Sales facility					
Parking					
Heavy motor vehicle parking lot, accessory use					
Heavy motor vehicle parking lot, principal use					
Parking lot, principal use			S	P	P
Parking structure, principal use					
Accommodation and Food Service Uses					

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	IU	B-1	B-2	M-1	M-2
Assembly hall		S	S		
Bed-and-breakfast					
Hotel		S	S		
Restaurant, fast-food/carry-out		S	S		
Restaurant, sit-down		P	P		
Tavern		S	S		
Entertainment and Recreation Uses					
Clubs and lodges		S	S		
Convention and exposition center		S	S		
Entertainment establishment, adult				P	P
Gaming facility					
Health club		S	S		
Marina					
Outdoor racing facility					
Park or playground	P	S	S	S	S
Sport and recreation facility, indoor	S	S	S	S	S
Sport and recreation facility, outdoor	S				
Theater, indoor		S	S		
Storage, Recycling and Wholesale Trade Uses					
Material reclamation facility					S
Donation boxes					
Mixed-waste processing facility					
Recycling collection facility					
Salvage operation, indoor					S
Salvage operation, outdoor					
Wholesale and distribution facility, indoor				S	S
Wholesale and distribution facility, outdoor					
Storage facilities					
Hazardous materials					
Indoor, mini warehouse					
Indoor, other than mini warehouse (cold storage)					
Outdoor					
Transportation Uses					
Ambulance service				S	S
Ground transportation service				S	S
Helicopter landing facility					
Passenger terminal					
Railroad switching, classification yard, or freight terminal					
Ship terminal or docking facility					
Truck freight terminal				S	S
Industrial Uses					
Contractor's shop				S	S
Contractor's yard				S	S
Manufacturing, heavy					S

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	IU	B-1	B-2	M-1	M-2
Manufacturing, medium				S	S
Manufacturing, light				P	P
Processing or recycling of mined materials					
Research and development					
Utility and Public Service Uses					
Broadcasting or recording studio			S	S	S
Communications structure	S				
Power generation plant					
Sewage treatment plant					
Substation/distribution equipment, indoor					
Substation/distribution equipment, outdoor					
Transmission tower					
Transmission tower, publicly owned land	S				
Water treatment plant					
Water towers and storage tank	S				