

Comparison Chart of the “NC” – Neighborhood Convenience District and the “R-1” – Retail District

Type of Use	"NC" - Neighborhood Convenience District	"R-1" - Retail District per PD Ordinance No. 98-11-59
Residential Uses		
Bed and breakfast	S	S
Boardinghouse or rooming house		*
Dormitories		*
Single family dwelling (attached)		*
Single family dwelling (detached)	*	*
Two family dwelling (duplex)	*	*
Educational and Institutional Uses		
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools	*	*
Clinic	*	*
College or university		*
Day-care		*
Fraternal organization, lodge, civic club		*
Halfway house		*
Hospital		*
Museum, library, art gallery (public)		*
Rest home or nursing home	*	*
School, public, private or parochial	*	*
Accessory building or use	*	*
Home occupation	*	*
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	*	*
Utility substation or regulating station	*	*
Water storage tank	*	*
Country club		*
Fitness club, gymnasium, exercise area or similar use		*
Golf course (public)	*	*
Park or playground (public)	*	*
Playfield or stadium (public)	*	*
Recreation area (private)	*	*
Recreation center (public)	*	*
Swim or tennis club		*
Swimming pool (public)	*	*
Swimming pool (private)	*	*
Transportation, Automobile, and Related Uses		
Auto parts sales (indoor)		*
Car wash		S
Garage or lot, parking (private)	*	*
Parking, incidental to main use	*	*
Railroad track or right-of-way	*	*
Commercial Type, Retail, and Service Uses		
Bakery or confectionery (retail)		*

Banks and financial institutions	*	*
Barber or beauty shops	*	*
Cleaning shop and pressing (small shop and pickup)	*	*
Drug-store or pharmacy		*
Florist or garden shop		*
Field office or real estate sales office	T	T
Food stores, groceries		*
Hardware store (paint, plumbing, and related sales)		*
Household appliance sales		*
Office building	*	*
Office use	*	*
Office supplies	*	
Paint and related sales		*
Personal service	*	*
Pet store, kennel, animal boarding (no outside runs)		*
Psychic/paranormal readings		*
Retail store (indoor)	*	*
Restaurant or cafeteria (carry-out only)	*	*
Restaurant or cafeteria (indoor service)	*	*
Restaurant or cafeteria (including drive-through window)		S
Studios, photo, music, art, health, etc.		*
Travel agent	*	*
Agricultural and Related Uses		
Agricultural and ranching uses		*
Farm, orchard or truck garden	*	*

The uses highlighted are additional uses that would be allowed on the subject property if the requested rezone is approved

Gasoline service stations are an allowed use in the "R-1" - Retail District; however, are site specific per the "PD" - Planned Development District Ordinance No. 98-11-59. The boundaries of the subject property are outside the permitted location of gasoline service stations and are therefore not an allowed use on the subject property.