



# **Hall County Regional Planning Commission**

**Wednesday, June 2, 2021**

**Regular Meeting**

## **Item F3**

**Public Hearing - Zoning Text Change - Grand Island**

**Staff Contact:**

## Agenda Item # 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

May 24, 2021

#### SUBJECT:

*Concerning proposed amendments to Section 36-70 (B-3) Heavy Business Zone and the Zoning Matrix Attachment A (C-18-2021GI)*

#### PROPOSAL:

The Railside Business Improvement district has request changes to the B-3 Heavy Business Zone to allow out door sales on property in the district. Staff has also reviewed the district regulations and is making additional changes to the district to further refine the allowed uses in the district. The changes proposed by staff will also be reflected in the Zoning Matrix.

#### OVERVIEW:

The proposed changes follow the recommendation. ~~Strikeouts~~ will be removed from the regulation and underlined will be added to the regulations. All changes are shown in **red** typeface. The proposed change removes some permitted uses and requirements of those uses: Country clubs, Hospitals; nursing homes and convalescent or rest homes; Retail activities of a prescriptive service, the requirement that all business be conducted inside the retail space; and Truck, bush and tree farming. The changes also permit Outdoor retail sales and display of goods on up to 10% of the lot area and specifically permit Restaurants, Bars and Nightclubs.

These changes are also reflected in the Zoning Matrix Attachment A removing some uses from the B3 zone and adding Bars and Nightclubs to the list as permitted in the B1, B2, B2, AC, CD, TD, M2 and M3 zoning districts.

#### RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as presented.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

### §36-70. (B-3) Heavy Business Zone

*Intent:* The intent of this zoning district is to provide for the multiple uses within the central business district. Residential uses are permitted at the density of the (RO) Residential Office Zone.

(A) Permitted Principal Uses: The following principal uses are permitted in the (B-3) Heavy Business Zoning District.

- (1) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (2) Boarding and lodging houses, fraternity and sorority houses
- (3) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (4) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (5) ~~Country clubs~~
- (~~6~~5) Dwelling units
- (~~7~~6) Elderly Home, Assisted Living
- (~~8~~7) Group Care Home with less than eight (8) individuals
- (~~9~~) ~~Hospitals, nursing homes, convalescent or rest homes~~
- (~~10~~8) Hotel and motel uses
- (~~11~~9) Mortuaries, funeral homes, and funeral chapels
- (~~12~~10) Nonprofit community buildings and social welfare establishments
- (~~13~~11) Office and office buildings for professional and personal services as found in the Zoning Matrix [Attachment A hereto]
- (~~14~~12) Parking Lots
- (~~15~~13) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (~~16~~14) Public parks and recreational areas
- (~~17~~15) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (~~18~~16) Public and quasi-public buildings for cultural use
- (~~19~~17) Radio and television stations (no antennae), private clubs and meeting halls
- (~~20~~18) Railway right-of-way but not including railway yards or facilities
- (~~21~~19) ~~Retail activities of a prescriptive service provided it is limited to being secondary to said use. Retail space is limited to 25% of the total floor area.~~ Restaurants, Bars and Nightclubs
- (~~22~~20) Stores and shops that conduct retail business, ~~provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open,~~ as per the Zoning Matrix [Attachment A hereto]. Outdoor retail activities and display of goods may occupy not more than 10% of the lot area.
- (~~23~~) ~~Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises~~
- (~~24~~21) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (~~25~~22) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar uses
- (~~26~~23) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-3) Heavy Business Zoning District as approved by City Council.

- (1) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is so used
- (2) Outdoor sales and rental lots for new or used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery
- (3) Stores and shops for the conduct of wholesale business, including sale of used merchandise.
- (4) Towers
- (5) Automobile body repair; subject to the following minimum standards:
  - No storage of parts or unlicensed vehicles outside of an enclosed building.
  - The facility shall meet or exceed all building and fire code requirements.

(6) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

(1) Buildings and uses accessory to the permitted principal use.

(D) Space Limitations:

Uses			Minimum Setbacks					
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	3,000	30	0	0 <sup>1</sup>	0 <sup>2</sup>	0	100%	
Conditional Uses	3,000	30	0	0 <sup>1</sup>	0 <sup>2</sup>	0	100%	

<sup>1</sup> No rear yard setback is required if bounded by an alley, otherwise a setback of 10 feet is required.

<sup>2</sup> No side yard setback is required, but if provided, not less than 5 feet or unless adjacent to a parcel whose zone requires a side yard setback, then 5 feet.

(E) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein.

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided

Amended by Ordinance No. 8947, effective 1-5-2005

Amended by Ordinance No. 9166, effective 5-13-2008

Amended by Ordinance No. 9738, effective 7-10-2019

Addendum "A"  
Chapter 36  
Grand Island City Code

1 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Appliances (household) - manufacturing					P																	P		P	P
Appliances (household) - retail																P	P	P	P	P				P	P
Appliances (electrical), television phonographs, tape players, radio sets - wholesale					P																	P	P	P	P
Appliance repair services																P	P	P	P	P			P	P	P
Aquariums						P														P	P				
Arboretums & botanical gardens						P														P					
Architectural, engineering & planning - professional services					P								P			P	P	P	P	P		P	P	P	P
Arenas & fieldhouses	C					C											C							C	
Armateur rewinding services																	C							P	P
Armed forces reserve center																	C							P	
Art galleries, publicly owned						P											P			P	P				P
Artists - painters, sculptors, composers, & authors	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Asbestos, abrasive & miscellaneous non-metallic mineral products - manufacturing					P																	C		P	
Asphalt felts & coating - manufacturing					P																			P	
Asphalt mixing plants	C	C			C																			C	
Athletic, amusement & sporting goods & toys - manufacturing					P																	P	P	P	P
Athletic field or playfield	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P
Auditing, accounting & bookkeeping services													P			P	P	P	P	P			P	P	P
Auditoriums, public						P										P	P	P	P	P			P	P	P
Automatic temperature controls - manufacturing					P																	P	P	P	P
Automobile & other motor vehicle & equipment - manufacturing					P																		P	P	
Automobile & other motor vehicle repair services																P	P	P	C		P			P	P
Automobile & other motor vehicles - retail																	P	P	C					P	P
Automobile & other motor vehicles - wholesale																								C	
Automobile & truck rental services																	P	P						P	P
Automobile equipment - wholesale																	P							P	P
Automobile parts & supplies - retail																P	P	P	P	P	P			P	P
Automobile wash services																P	P	P	C	P	P		P	P	P

P = Permitted Use

C = Conditional Use

2 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
B																									
Bags except textile bags - manufacturing					P																			P	P
Bait shops																P	P	P	P	P	P			P	P
Bakeries non-manufacturing - retail																P	P	P	P	P				P	P
Banking services													P			P	P	P	P	P	P			P	P
Bar or Nightclub																P	P	P	P	P	P			P	P
Barber services													P			P	P	P	P	P	P			P	P
Batch Plants - temporary	C	C			P												C					C		P	
Beauty services													P			P	P	P	P	P	P			P	P
Bed and breakfast residence								C	C	C	C	C	P			P	P	P							P
Beer, wine & alcoholic beverages - wholesale																	P					P	P	P	P
Bicycles - retail																P	P	P	P	P			P	P	P
Biological products - manufacturing					P																	C		P	
Blacksmith & welding services																								P	P
Blankbooks, loose leaf binders & devices-manuf. of					P																	P		P	P
Blast furnaces, steel works & rolling of ferrous metals					C																			C	
Blueprinting & photocopying services																P	P	P	P	P				P	P
Boarding & rooming houses											C	P	P			P	P		P						P
Boat building & repair services					P																	P		P	P
Boat sales, service and rentals																	P	P						P	P
Boat building & repair, fiberglass					P																	P		P	P
Bookbinding & misc. related work - manufacturing					P																	P		P	P
Bookkeeping, auditing & accounting services													P			P	P	P	P	P			P	P	P
Books, magazines & newspapers distributing - wholesale					P												P	P	P			P		P	P
Books - publishing & printing					P												P					P	P	P	P
Books - retail																P	P	P	P	P				P	P
Boot & shoe cut stock & findings - manufacturing					P																	P		P	P
Botanical gardens & arboretums						P									P					P					
Bottled gas - retail																P	P	P	P	P	P			P	
Bottling & canning soft drinks & carbonated waters					P																	P		P	P
Bowling alleys																P	P	P	C	P				P	P
Boxes and paperboard containers - manufacturing					P																	P		P	
Brandy, brandy spirits & wine - manufacturing	C	C	C	C	P		C																	P	P
Brick & structural clay tile manufacturing					P																	P		P	
Brooms & brushes - manufacturing					P																	P		P	P
Building construction - general contracting services																								P	P
Building materials - retail																	P	P		P				P	P
Building materials & lumber - wholesale																	P			P				P	P
Building paper & building board - manufacturing					P																	P		P	
Bulk petroleum stations & terminals - wholesale					C																			C	
Bus garaging & equipment maintenance																						P			P
Business & management consulting services													P			P	P	P	P	P				P	P
Business offices not elsewhere listed													P			P	P	P	P	P				P	P
Business associations																									

P = Permitted Use

C = Conditional Use

3 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Business forms - manufacturing																									
Butter - manufacturing					P												P				P		P	P	
<b>C</b>																									
Cabinet making - manufacturing					P																P		P	P	
Cable TV maintenance yard																	C							P	
Cameras & photographic supplies - retail																P	P	P	P	P	P			P	P
Camp grounds, general	C	C				P	C										C				C			C	
Camp grounds, group	C	C				P	C										C				C			C	
Candy & other confectionery products - manufacturing					P																P		P	P	
Candy, nut, & confectionery - retail																P	P	P	P	P			P	P	P
Canes, parasols & umbrellas - manufacturing					P												P	P	P	P		P		P	P
Canning & preserving of fruits, vegetables & seafood's - manufacturing					P																			P	
Canvas products - manufacturing					P																P		P		
Carbon black - manufacturing					C																			C	
Cardboard, paperboard & die-cut paper - manufacturing					P																P		P		
Carpentry & wood flooring services																	P	P	P	P				P	P
Carpet & rug cleaning & repair service													P			P	P	P	P	P		P	P	P	P
Carpet & rug - manufacturing					P																P		P	P	
Cement (hydraulic) - manufacturing					C																			P	
Cemeteries							P	P																P	
Ceramic wall & floor tile - manufacturing					P																P		P	P	
Cereal preparations - manufacturing					P																P		P	P	P
Charitable & welfare services													P			P	P	P	P	P				P	P
Cheese (natural & processed) - manufacturing					P																			P	P
Chemicals & fertilizers -mining																									
Chemicals, agricultural, nonhazardous, wholesale	C	C			C																	C	C	C	
Chemicals, industrial, nonhazardous, wholesale					C																		C	C	
Chemicals, industrial organic & inorganic - manufacturing					C																	C		C	
Chiropractors, optometrists, & other similar health services													P			P	P	P	P	P				P	P
Churches , synagogues & temples	C	C					C	P	P	P	P	P	P		P	P	P	P	P	P					P
Cigarettes & cigars - manufacturing					P																P		P	P	
Civic, social & fraternal associations													C			P	P	P	P	P				P	P
Civil Defense & related activities																									P
Clay, ceramic & refractory minerals - mining	C	C	C	C	C		C																	C	
Clay refractories - manufacturing					P																			P	
Clock, watch & jewelry repair services																P	P	P	P	P				P	P
Clocks, watches, clockwork operated devices & parts - manufacturing					P																P		P	P	
Commercial & industrial machinery, equipment & supplies - wholesale																	P					P		P	P

P = Permitted Use      C = Conditional Use

4 of 21



GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Commodity & securities brokers, dealers & exchanges & services													P			P	P	P	P	P				P	P
Communication equipment - manufacturing					P																P		P	P	
Composting plants					C																				
Concrete brick & block - manufacturing					P																		P		
Concrete products - manufacturing					P																		P		
Concrete, ready-mix plants					P																		P		
Concrete construction & paving services					P																		P		
Confectionery, nut & candy - retail																P	P	P	P	P			P	P	
Confectionery - wholesale					P																P	P	P	P	
Construction & lumber materials - wholesale																	P			P	P		P	P	
Construction, mining, & materials handling machinery & equipment - manufacturing					P																P		P		
Construction equipment - retail																		P			P		P		
Construction services - temporary					C								C			C	C	C	C	C	C	C	C	C	
Convalescent,, nursing & rest home services											C	C	P		P	P	P	P	P	P					
Convents								P	P	P	P	P	P	P	P	P	P	P	P	P					
Convenience store															P	P	P	P	P	P	P			P	P
Cosmetics, perfumes, & other toiletries - manufacturing					P																P		P	P	
Cottage services																									
Country club							P	P	P	P	P	P	P		P	P	P	P		P					
Crating & packing services					P																P		P	P	
Credit reporting, adjustment & collection services													P			P	P	P	P	P			P	P	P
Credit unions & agricultural, business & personal credit services													P			P	P	P	P	P			P	P	P
Crematory, funeral & mortuary services													P			P	P	P	P	P				P	
Curtains, draperies & upholstery - retail																P	P	P	P	P				P	P
Cut stone & stone products - manufacturing					P																P		P		
D																									
Dairy products - retail																P	P	P	P	P				P	P
Dairy products - wholesale					P												P							P	P
Day care centers							C	C	C	C	C	P	P	C	C	P	P	P	P	P				C	P
Dental equipment & supplies - manufacturing					P																P		P	P	
Dental laboratory services					P											P	P	P	P	P	P	P	P	P	P
Dental services													P			P	P	P	P	P				P	P
Department stores - retail																P	P	P	P	P				P	P
Detective & protective services													P			P	P	P	P	P			P	P	P
Diaper services																							P	P	P
Direct mail advertising services																P	P	P	P	P			P	P	P
Direct selling organizations - retail																P	P	P	P	P				P	P
Discount & variety stores - retail																P	P	P	P	P				P	P
Disinfecting & exterminating services																								P	P
Disposal site - commercial construction	C	C			C																			C	
Disposal site - hazardous waste					C																			C	

P = Permitted Use

C = Conditional Use

5 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Disposal site - nuclear waste					C																				
Distilling, rectifying, & blending liquors					P																			P	
Dormitories, college								P	P	P	P	P	P	P	P	P	P	P	P	P				P	P
Draperies, curtains & upholstery - retail																P	P	P	P	P				P	P
Drawing, rolling & extrusion of non-ferrous metals - manufacturing					P																			P	
Drug & proprietary - retail													P			P	P	P	P	P				P	P
Drugs, drug proprietaries, & druggist sundries - wholesale																						P	P	P	
Dry cleaning & laundering pickup services																						P	P	P	
Dry cleaning & laundering, self service																P	P	P	P	P				P	P
Dry cleaning, laundering & dyeing services, except rugs																P	P	P	P	P			P	P	P
Dry goods & general merchandise - retail																P	P	P	P	P				P	P
Dry goods & notions - wholesale																	P		P				P	P	P
Dude ranches	C	C					C																		
Duplicating, mailing, & stenographic services																P	P	P	P	P				P	P
Dwelling, elderly								P																	
Dwelling, mobile home not on permanent foundation														P											
Dwelling, mobile home on permanent foundation														P											
Dwelling, multi-family								P	P	P	P	P	P		P	P	P	P	P						P
Dwelling, single-family	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P						P
Dwelling, two-family								P	P	P	P	P	P	P	P	P	P	P	P						P
Dyeing & finishing of textiles					P																	P		P	P
Dyeing, dry cleaning & laundry services, except rugs																P	P	P	P	P				P	P
<b>E</b>																									
Earthenware, table & kitchen articles - manufacturing					P																	P		P	P
Educational & scientific research services					P																	P	P	P	P
Egg & poultry - retail																	P							P	
Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale																	P							P	P
Electrical contractor services																	P						P	P	P
Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale																	P							P	P
Electrical industrial apparatus - manufacturing					P																	P		P	P
Electrical repair services, except radio & television																P	P	P	P	P				P	P
Electrical supplies - retail																	P		P					P	P
Electrical transmission & distribution equipment - manufacturing					P																	P		P	P
Electric generation plants	C	C	C	C	C																			C	
Electric utility maintenance yard																								P	P
Electricity regulating substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric lighting & wiring equipment - manufacturing					P																	P		P	P
Electrometallurgical products & processing - manufacturing					P																			P	
Electronic components & accessories - manufacturing					P																	P		P	P

P = Permitted Use

C = Conditional Use

6 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Electronic parts & equipment - wholesale					P																			P	P
Electrotyping and stereotyping					P																			P	P
Employment services													P			P	P	P	P	P				P	P
Engineering, planning architectural professional services													P			P	P	P	P	P		P	P	P	P
Engineering, laboratory, & scientific & research instruments & associated equipment - manufactured					P																P		P	P	
Engines & turbines - manufacturing					P																P		P		
Envelope - manufacturing					P																P		P	P	
Equipment & supplies for service establishments - wholesale					P												P					P	P	P	P
Equipment rental & leasing services																	P					P		P	P
Ethanol plants & mills	C	C			C																			C	
Exhibition halls																	P	P	P	P				P	P
Explosives - manufacturing					C																	C		C	
Exterminating																	P	P					P	P	P
Extracts & flavoring syrups - manufacturing					P																	P		P	P
Extrusion, drawing, & rolling of non-ferrous metals - manufacturing					P																	P		P	
F																									
Fabricated structural metal products - manufacturing					P																	P		P	
Fabricated wire products - manufacturing					P																	P		P	
Fairgrounds	C	C		P													P							P	
Farm machinery & equipment - retail																	P					P		P	
Farm machinery & equipment - manufacturing					P																	P		P	
Farm machinery & equipment - wholesale																						P	P	P	
Farm products warehousing & storage excluding stockyards - nonhazardous																	P					P	P	P	P
Farm supplies - retail																	P								P
Farms & ranches - livestock	P	P	P	P	P		P																		
Farms, commercial forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, grain crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, hay & alfalfa	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, fiber crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, fruits, nuts or vegetables	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farms, nursery stock	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Feeding operation - confined	C	C	C	C	C		C																		
Feed preparation for animals & fowls					P																			P	
Feeds, grains & hay - retail					P												P							P	
Felt goods - manufacturing					P																			P	
Fertilizers, agricultural hazardous - retail																								P	
Fertilizers, agricultural nonhazardous - retail																	P							P	
Fertilizers & chemicals - mining	C	C	C	C	C																				

P = Permitted Use

C = Conditional Use

7 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Fieldhouses & arenas						P											C							C	
Fire protection & related activities																	P						P	P	P
Fish & seafood's - retail																P	P	P	P	P				P	P
Fish & seafood's - wholesale																	P							P	P
Fish farms	P	P	P	P			P																		
Fish hatcheries	P	P	P	P			P																		
Fishing & hunting clubs	P	P	P	P		P	P																		
Flat glass - manufacturing					P																	P		P	
Floor covering - retail																	P	P	P	P				P	P
Florists - retail																P	P	P	P	P				P	P
Flour & other grain mill products - manufacturing					P																	P		P	P
Flour blending & preparing - manufacturing					P																	P		P	P
Food lockers & storage services																P	P	P	P	P			P	P	P
Foundries, iron & steel - manufacturing					P																			P	
Foundries, nonferrous metals - manufacturing					P																	P		P	
Fraternal, civic & social associations													C			P	P	P	P	P				P	P
Fraternity & sorority houses													P		C	P	P	P	P						
Freight forwarding services					P																		P	P	P
Frozen desserts & ice cream - manufacturing					P																			P	P
Fruits & vegetables (fresh) - wholesale					P												P						P	P	P
Fruits & vegetables - retail																P	P	P	P	P				P	P
Fuel, except fuel oil & bottled gas - retail																P	P	P	P	P	P			P	P
Fuel oil - retail																	P						P	P	
Funeral, mortuary & crematory services													P			P	P	P	P	P				P	
Fur dressing & dyeing - manufacturing					P																	P		P	P
Fur goods - manufacturing					P																	P		P	P
Fur repair & storage services																	P	P	P	P			P	P	P
Furniture & home furnishings - wholesale																	P					P	P	P	P
Furniture (household) - manufacturing					P																	P		P	P
Furniture - retail																	P	P	P	P	P			P	P
Furniture repair & reupholstery services																P	P	P	P	P				P	P
Furries & fur apparel - retail																	P	P	P	P				P	P
Furs (raw), hides & skins - wholesale					P																			P	
<b>G</b>																									
Garden supplies & landscape nursery - retail																	P	P	P	P				P	P
Garment repair, alteration & pressing services																P	P	P	P	P				P	P
Gas & petroleum (crude) drilling	C	C	C	C	C																				
Gas & petroleum (crude) field services					P																			P	
Gasoline service stations - retail																P	P	P	P	P				P	P
Gas pressure control stations																									
Gas & ethanol production plants					C																				
Gas storage & distribution points																									
Gas utility maintenance yard																								P	
Gelatin & glue - manufacturing					C																			C	

P = Permitted Use

C = Conditional Use

8 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
General contracting & building construction services					P																			P	P
General stores - retail																P	P	P	P	P				P	P
Gifts, novelties & souvenirs - retail																P	P	P	P	P	P			P	P
Glass & glassware, pressed or blown - manufacturing					P																	P		P	
Glass containers - manufacturing					P																	P		P	
Glass, flat - manufacturing					P																	P		P	
Glass, paint & wallpaper - retail																P	P	P	P	P				P	P
Glue & gelatin - manufacturing					C																			C	
Go-cart tracks						C	C													C				C	
Golf courses, public							P	P	P	P	P	P	P	P	P									P	
Golf driving ranges																		P	P					P	
Gravel & sand quarrying	C	C	C	C	C	C	C	C														C	C	C	
Grain - wholesale					P																	P		P	P
Grains, feeds & hay - retail																	P	P	P	P				P	
Grain mill products & flour - manufacturing					P																			P	
Greases & lubricating oils - manufacturing					P																			P	P
Green houses	P	P	P	P	P		P	C									P	P		P				P	P
Greeting card - manufacturing					P																	P		P	P
Grist milling services					P																	P		P	P
Groceries - retail																P	P	P	P	P					P
Groceries - wholesale					P													P						P	P
Group Home-(Small)								P	P	P	P	P	P	P	P	P	P	P	P						P
Group Home-(Medium)									C	C	C	C	P		P	C	P	P	P						P
Group Home-(Large)													P		P	C	P	P	P						P
Group care home								C	C	C	C	P	P		C		P	P	P						
Gum and wood chemicals - manufacturing					C																			C	
Guns, howitzers, mortars & re. equipment - manufacturing					C																			C	
Gymnasiums & athletic clubs																	P	P		P					P
Gypsum products - manufacturing					P																	P		P	
<b>H</b>																									
Handbags & other personal leather goods - manufacturing					P																	P		P	P
Hardware - retail																P	P	P	P	P				P	P
Hardware - wholesale					P												P							P	P
Hardwood dimension & flooring - manufacturing					P																	P		P	P
Harvesting services	P	P	P	P			P																	P	
Hats, caps, & millinery - manufacturing					P																	P		P	P
Hay, grains & feeds - retail																	P							P	
Health resorts													C				P	P	P		P		C	C	P
Health & exercise spas																P	P	P	P	P	P			P	P
Hearing aids, optical goods, orthopedic appliances & other similar devices - retail													P			P	P	P	P	P				P	P

P = Permitted Use

C = Conditional Use

9 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Heating, air conditioning & plumbing contracting services																	P						P	P	P
Heating & plumbing equipment & supplies - retail																	P		P	P				P	P
Heating apparatus (except electrical) and plumbing fixtures - manufacturing					P																P	P	P	P	
Heliport pads																								P	
Hides, skins, & raw furs - wholesale					P																			P	
Hobby supplies - retail																P	P	P	P	P				P	P
Holding & investment services													P			P	P	P	P	P			P	P	P
Hospital services													P				P	P	P	P					
Hotels, tourist courts, & motels																	P	P	P	P	P		C	C	P
House Furnishings, textile (except curtains & draperies) - manufacturing					P																	P		P	P
Household appliances - retail																	P	P	P	P				P	P
Hunting & fishing clubs						P																			
<b>I</b>																									
Ice cream & frozen desserts - manufacturing					P																	P	P	P	P
Ice - manufacturing					P																	P	P	P	P
Ice - retail																P	P	P	P	P	P	P	P	P	P
Ice skating rinks, indoor						P											P			P				P	P
Industrial laundry & linen supply services					P																		P	P	P
Industrial leather belting & packing - manufacturing					P																	P		P	P
Industrial & commercial machinery, equipment & supplies - wholesale					P																	P	P	P	P
Industrial machinery equipment - manufacturing					P																	P	P	P	P
Industrial waste disposal					C																			C	
Instruments for mechanical measuring & controlling except automatic temperature controls - manufacturing					P																	P	P	P	P
Insurance agents & brokers services													P			P	P	P	P	P				P	P
Insurance carriers													P			P	P	P	P	P				P	P
Internet service													P			P	P	P	P	P		P	P	P	P
Investment & holding services													P			P	P	P	P	P				P	P
<b>J</b>																									
Janitorial services																	P		P					P	P
Jewelry & precious metals - manufacturing					P																	P	P	P	P
Jewelry - retail																	P	P	P	P	P			P	P
Jewelry, watch & clock repair services																	P	P	P	P	P			P	P
<b>K</b>																									
Kennels-commercial																								P	
Kennels-private																								P	
Knit goods - manufacturing					P																	P	P	P	P
Kennels-animal shelter non-commercial																							P	P	

P = Permitted Use

C = Conditional Use

10 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
L																									
Labor unions & similar labor organizations													P				P	P	P	P			P	P	P
Lace goods - manufacturing					P																	P	P	P	P
Lamp shades - manufacturing					P																	P	P	P	P
Landscape contracting services					P												P			P				P	
Landscape nursery & garden supplies - retail																P	P	P	P	P				P	
Lapidary work																P	P	P	P	P				P	P
Laundering & dry cleaning pickup service																						P	P	P	
Laundering & dry cleaning, self-service																P	P	P	P	P				P	P
Laundering, dry cleaning & dyeing services, except rugs																P	P	P	P	P				P	P
Lawn care - services																	P	P					P	P	P
Leather & fleece lined clothing - manufacturing					P																	P	P	P	P
Leather gloves & mittens - manufacturing					P																	P	P	P	P
Leather tanning & finishing - manufacturing					C																			C	
Legal services													P			P	P	P	P	P				P	P
Libraries								P	P	P	P	P	P	P	P	P	P	P	P	P					
Lime products - manufacturing					C																			C	
Linen supply & industrial laundry services					P																	P	P	P	
Linoleum, asphalt-felt-base, and other hard surface floor cover - manufacturing					P																			P	
Liquid petroleum gas - wholesale					P																			P	
Liquor - retail																P	P	P	P	P				P	P
Livestock feeding operations	C	C	C	C	C		C																		
Livestock-wholesale																								C	
Locksmith services																P	P	P	P	P				P	P
Lubricating oils & greases - manufacturing					P																			C	
Luggage - manufacturing					P																	P	P	P	P
Lumber & building materials - wholesale																	P							P	P
Lumber yards - retail																	P	P	P	P				P	P
M																									
Machine shop - manufacturing					P																	P	P	P	P
Magazines & newspapers - retail																P	P	P	P	P		P	P	P	P
Magazines, books, & newspapers distributing - wholesale																		P	P			P	P	P	P
Mail order houses - retail																								P	P
Mailing, duplicating, & stenographic services																	P	P	P	P				P	P
Malt liquors - manufacturing					P																			P	
Management & business consulting services													P			P	P	P	P	P				P	P
Masonry, stonework, tile setting & plastering services																	P	P	P	P				P	P
Massage services																	P	P	P	P	P			P	P
Matches - manufacturing					C																			C	
Mausoleums																									
Meat & meat packing products - wholesale																	P		P					P	
Meat packing - manufacturing					C																			C	

P = Permitted Use

C = Conditional Use

11 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Meats - retail																P	P	P	P	P				P	P
Medical & surgical instruments & apparatus - manufacturing					P																	P	P	P	P
Medical clinics, out-patient services													P			P	P	P	P	P				P	P
Medical laboratory services																	P					P	P	P	P
Medical chemicals - manufacturing					C																			C	
Metal cans - manufacturing					P																	P		P	
Metal coating, engraving, and allied services - manufacturing					P																	P		P	
Metal mining services																								P	
Metal ore mining	C	C	C																					C	
Metal products, fabricated structural - manufacturing					P																	P	P	P	
Metals & minerals, except petroleum products & scrap - wholesale					P																	P		P	
Metals, nonferrous, rolling, drawing, & extrusion - manufacturing					P																	P		P	
Metal stamping - manufacturing					P																	P		P	
Metal working machinery & equipment - manufacturing					P																	P		P	P
Millwork - manufacturing					P																	P	P	P	P
Milk processing, fluid only																								P	
Miniature golf																	P	P	P	P	P			P	
Mining	C	C	C				C	C															C	C	
Mobile home parks														P											
Mobile homes - manufacturing					P																	P	P	P	
Mobile homes not on permanent foundation													P												
Manufactured homes on permanent foundation	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P						P
Mobile homes & accessories - retail																	P							P	
Monasteries								P	P	P	P	P	P	P	P	P	P	P							
Monuments - retail																P	P							P	P
Mortician's goods - manufacturing					P																	P	P	P	P
Motels, hotels, & tourist courts																	P	P	P	P	P		C	C	P
Motion picture distribution services					P													P		P		P	P	P	P
Motion picture production studios					P													P				P	P	P	P
Motorcycle & bicycle sales, rental & service																	P	P	P	P	P			P	P
Motor freight garaging & equipment maintenance					P																			P	P
Motor freight terminals																						P		P	P
Mortuary, funeral & crematory services													P			P	P	P	P	P	P			P	
Museums						P	C						P			P	P	P	P	P	P			P	P
Musical instruments & supplies - retail																P	P	P	P	P				P	P
Musical instruments & parts - manufacturing																						P	P	P	P
N																									
Newspaper & magazines - retail																P	P	P	P	P				P	P
Newspapers, books & magazines distribution - wholesale																	P		P			P	P	P	P
Newspapers publishing & printing																	P		P			P	P	P	P

P = Permitted Use

C = Conditional Use

12 of 21



GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Nightclub or Bar																P	P	P	P	P	P			P	P
News syndicate services													P				P	P	P	P		P	P	P	P
Nonmetallic mining, except fuel - services					P																			P	
Noodles, macaroni, spaghetti & vermicelli - manufacturing					P																	P	P	P	P
Notions, dry goods - wholesale					P												P					P	P	P	P
Novelties, gifts & souvenirs - retail																P	P	P	P	P	P			P	P
Nursery stock farms	P	P	P	P	P		P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P
Nursing, convalescent & rest home services											C	C	P		C	P	P	P	P	C					
Nuts, bolts, screws, rivets, & washers, & screw machine products - manufacturing					P																	P	P	P	P
O																									
Office & store fixtures, partitions, shelving, & lockers - manufacturing					P																	P	P	P	P
Office, computing & accounting machines - manufacturing					P																	P	P	P	P
Office furniture - manufacturing					P																	P	P	P	P
Oilcloth, plastic fabric & vinyl products - manufacturing					C																			C	
Ophthalmic goods - manufacturing					P																	P	P	P	P
Optical goods, hearing aids, orthopedic appliances & other similar devices - retail													P			P	P	P	P	P				P	P
Optical instruments & lenses - manufacturing					P																	P	P	P	P
Optometrists, chiropractors & other similar health services													P			P	P	P	P	P				P	P
Ornamental iron works - manufacturing					P												P	P	P	P		P	P	P	P
Orphanages										C	C	P	P			P	P		P						
Orthopedic, prosthetic & surgical appliances & supplies - manufacturing					P																	P	P	P	P
Outdoor advertising services																	P				P		P	P	P
P																									
Packing & crating services					P																	P		P	P
Padding & upholstery filling - manufacturing					P																	P	P	P	
Paint, glass, & wallpaper - retail																P	P	P	P	P				P	P
Painting & paper hanging services																	P	P	P					P	P
Paints, varnishes, lacquers, enamels, and allied products - manufactured					C																			C	
Paper & paper products - wholesale					P												P					P	P	P	P
Paperbound containers & boxes - manufacturing					P																	P	P	P	
Paperboard - manufacturing					P																	P	P	P	
Paper coating & glazing - manufacturing					P																	P	P	P	
Paper, except building paper - manufacturing					P																	P	P	P	
Paper hanging & painting services																	P	P	P					P	P
Parasols, umbrellas & canes - manufacturing					P																				P

P = Permitted Use

C = Conditional Use

13 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Parks, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Partitions, shelving, lockers & office & store fixtures - manufacturing					P																	P	P	P	P
Paunch manure - application, incorporation, stockpiling, disposal	C		C	C	C																				
Periodicals, publishing & printing					P												P		P			P	P	P	P
Petroleum bulk stations & terminal - wholesale					C																			C	
Petroleum pipeline R/W	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Petroleum pressure control stations																									
Petroleum (crude) & gas field services					P																			P	
Petroleum (crude) & natural gas drilling	C	C	C		C																			C	
Petroleum refining					C																			C	
Pets & pet grooming - retail																P	P	P	P	P				P	P
Pharmaceutical preparations - manufacturing					P																			P	P
Photocopying & blue printing services																P	P	P	P	P				P	P
Photoengraving																	P	P	P	P				P	P
Photofinishing services																P	P	P	P	P				P	P
Photographic equipment & supplies - manufacturing					P																	P	P	P	P
Photographic studios & services																P	P	P	P	P				P	P
Photographic supplies & cameras - retail																P	P	P	P	P	P			P	P
Physicians' services													P			P	P	P	P	P				P	P
Planetarium																	P	P		P	P	P		P	P
Planing mills, general - manufacturing					P																	P	P	P	P
Planning, architectural & engineering professional services													P			P	P	P	P	P			P	P	P
Plastering, masonry, stone work & tile setting services					P												P	P	P	P				P	P
Plastic fabric, vinyl products & oilcloth - manufacturing					P																	P	P	P	
Plastic materials & synthetic resins, synthetic rubber, synthetic & other manmad materials - manufacturing					C																			C	
Plastic products - manufacturing					P																			P	
Playfields & athletic fields	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P
Playgrounds						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Play lot or tot lot						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Pleating, decorative & novelty stitching & tucking for the trade - manufacturing					P																	P	P	P	P
Plumbing & heating equipment & supplies - retail																	P		P	P				P	P
Plumbing fixtures & heating apparatus (except electrical) - manufacturing					P																	P	P	P	P
Plumbing, heating, & air conditioning contracting services																	P						P	P	P
Plywood & veneer - manufacturing					P																	P	P	P	
Porcelain electrical supplies - manufacturing					P																	P	P	P	P
Pottery - manufacturing					P																	P	P	P	P
Poultry & eggs - retail																		P		P				P	
Poultry & poultry products - wholesale																		P					P	P	

P = Permitted Use

C = Conditional Use

14 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Poultry & small game dressing & packing					P												C							P	
Poultry hatchery services				P	P																			P	
Prefabricating wooden buildings & structural members - manufacturing																						P	P	P	P
Preserving & canning of fruits, vegetables & seafood's - manufacturing					P																	P	P	P	
Pressed & molded pulp goods - manufacturing					P																	P	P	P	
Pressing, alteration & garment repair services																P	P	P	P	P				P	P
Primary smelting & refining of nonferrous metals - manufacturing					C																			C	
Printing ink - manufacturing					P																			P	P
Printing, commercial																	P	P	P	P		P	P	P	P
Printing & publishing of books					P																	P	P	P	P
Printing & publishing of newspapers					P												P		P			P	P	P	P
Printing & publishing of periodicals					P												P		P			P	P	P	P
Private Prisons					C																			C	
Private clubs							C	C									P	P	P	P	P			P	P
Processing waste & recovering fibers & flock - manufacturing					C																			C	
Professional equipment & supplies - wholesale																	P	P	P	P		P	P	P	P
Professional membership organizations													P			P	P	P	P	P			P	P	P
Professional offices not elsewhere listed													P			P	P	P	P	P			P	P	P
Pulp - manufacturing					P																	P	P	P	
<b>Q</b>																									
Quarrying, gravel, sand & dirt	C	C	C	C	C	C	C	C								C	C	C	C	C	C	C	C	C	
Quarrying, stone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
<b>R</b>																									
Race tracks & courses - animals																	P							P	
Race tracks & courses - vehicle	C			C		C																		C	
Radioactive materials processing & storage - manufacturing					C																			C	
Radioactive waste materials disposal					C																				
Radio broadcasting studios													P			P	P	P	P	P			P	P	P
Radios, television, phonographs, recorders & tape players - manufacturing					P																	P	P	P	P
Radios, televisions, phonographs, recorders, & tape players repair services																P	P	P	P	P				P	P
Radios, televisions, phonographs, recorders & tape players - retail																P	P	P	P	P					P
Radio transmitting stations & towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Railroad equipment & maintenance yard					P																			P	
Railroad - equipment - manufacturing					P																			P	
Railroad freight terminals					P														P					P	P

P = Permitted Use

C = Conditional Use

15 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Railroad passenger terminals					P														P					P	
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Railroad switching yards					P																			P	P
Raincoats & other waterproof outer garments - manufacturing					P																	P	P	P	P
Real estate agents, brokers & management services													P				P	P	P	P	P			P	P
Reclaiming rubber					C																			C	
Recreational vehicles & equipment - manufacturing					P																	P	P	P	P
Recreational vehicles & equipment - retail					P												P			P				P	
Recreation centers						P							P				P	P	P	P	P			P	P
Rectories								P	P	P	P	P	P	P	P	P	P	P	P						
Recycling center					C																			C	C
Refining & smelting (primary) of nonferrous metals					C																			C	
Refining of petroleum																								C	
Refrigerated warehousing (except food lockers)					P												P		P			P	P	P	P
Refuse incineration					C																			C	
Religious camps & retreats	C	C				C	C	C																	
Research, development & testing services					P																	P	P	P	P
Resorts (general)	C	C					C	C									P	P	P					C	
Rest, nursing, & convalescent home services											C	C	P		C	P	P	P	P	C					
Restaurants																P	P	P	P	P	P			P	P
Restaurants, drive-in																P	P	P	P	P	P			P	P
Retirement homes											C	C	P		C	P	P	P	P	C					
Reupholstery & furniture repair services					P												P	P	P	P			P	P	
Rice milling					P																			P	
Riding stables & academies	C	C				C	C	C													C			C	
Roadside stands offering agricultural products for sale on the premises	P	P	P	P	P	P	P	P																	
Roller skating rinks - indoor																P	P	P	P	P				P	P
Rolling, drawing, & extrusion of nonferrous metals - manufacturing					P																	P	P	P	
Rolling of ferrous metals, blast furnaces & steel works					C																	C	C	C	
Roofing & sheet metal contracting services					P												P						P	P	P
Rooming & boarding houses												C	P		C	P	P	P	P						P
Rubber footwear - manufacturing					P																	P	P	P	
Rug & carpet cleaning & repair services																P	P	P	P	P				P	P
Rug & carpet - manufacturing					P																	P	P	P	
S																									
Salvage yard																								C	C
Sand & gravel quarrying	C	C	C	C	C	C	C	C														C	C	C	
Sanitary landfill					C																			C	
Sanitary paper products - manufacturing					P																			P	
Sausages & other prepared meat products - manufacturing																	P						P	P	

P = Permitted Use

C = Conditional Use

16 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Savings & loan associations													P			P	P	P	P	P	P			P	P
Sawmills, general - manufacturing	C				P																			P	
Schools, art													P					P	P	P	P				P
Schools, barber													P				P	P	P	P					P
Schools, beauty													P				P	P	P	P					P
Schools, business													P				P	P	P	P					P
Schools, colleges													P				P	P	P	P					P
Schools, computer													P				P	P	P	P					P
Schools, correspondence													P				P	P	P	P					P
Schools, dancing													P				P	P	P	P					P
Schools, day care												P	P		C		P	P	P	P		C	C	C	P
Schools, driving													P				P	P	P	P					P
Schools, junior college													P				P	P	P	P					P
Schools, music													P				P	P	P	P					P
Schools, nursery												P	P		C		P	P	P	P					P
Schools, pre-primary	C	C					C	C	C	C	C	P	P		P	P	P	P	P	P					P
Schools, primary	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Schools, professional												P	P				P	P	P	P					P
Schools, secondary							P	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Schools, stenographic													P				P	P	P	P					P
Schools, technical													P				P	P	P	P					P
Schools, trade																	P	P	P	P				P	P
Schools, universities													P				P	P	P	P					P
Schools, vocational																	P	P	P	P				P	P
Scientific & educational research services																	P	P	P	P		P	P	P	P
Scrap & waste materials, nonmetallic - wholesale					C																			C	
Screw machine products & bolts, nuts, screws, rivets, & washers - manufacturing					P																	P	P	P	P
Secondary smelting & refining of nonferrous metals - manufacturing					C																			C	
Second hand merchandise - retail																P	P	P	P	P				P	P
Seed treating	P				P																			P	
Seed and feed sales																	P	P	P	P				P	
Sewage sludge drying beds					C																			P	
Sewage treatment facilities																					C	C	P		
Shades & venetian blinds - manufacturing					P																P	P	P	P	
Sheet metal & roofing contracting services																	P						P	P	P
Shelving, partitions, lockers, & office & store fixture - manufacturing					P																P	P	P	P	
Shoe repair, shoe shining, & hat cleaning services																P	P	P	P	P	P			P	P
Shoes - manufacturing					P																P	P	P	P	
Shoes - retail																P	P	P	P	P					P
Shoes - wholesale					P												P	P	P			P	P	P	P
Shortening, table oils, margarine, & other edible fats & oils - manufacturing					P																P	P	P		

P = Permitted Use

C = Conditional Use

17 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Signs & advertising displays - manufacturing					P																		P	P	P
Silverware & plated ware - manufacturing					P																		P	P	P
Skeet & trap shooting ranges	C	C				P	C																	C	
Sludge, municipal waste - application, incorporation, stockpiling, disposal	C	C	C	C	C	C	C																	C	
Smelting & refining (primary) of nonferrous metals					C																			C	
Smelting & refining (secondary) of nonferrous metals					C																			C	
Soaps & detergents (except specialty cleaners) - manufacturing					P																		P	P	
Social, civic & fraternal associations								C					P		C	P	P	P	P	P	P		P	P	P
Social correctional, treatment & counseling services					P								P		C		P	P	P	P	P			P	P
Solid waste transfer stations	C	C			C		C																	C	
Sorority & fraternity houses												P	P		C	P	P	P	P						
Souvenirs, gifts, novelties - retail																P	P	P	P	P	P			P	P
Soybean oil milling					P																	P	P	P	
Sporting, toys, amusement & athletic goods - manufacturing					P																	P	P	P	P
Sporting goods - retail																P	P	P	P	P					P
Stadiums																	C			C		C		P	
Stationery - retail																P	P	P	P	P				P	P
Steel pipe & tubes - manufacturing					P																	P	P	P	
Steel wire drawing, steel nails & spikes - manufacturing					P																	P	P	P	
Steel works, blast furnaces & the rolling of ferrous metals					C																			C	
Stenographic, duplicating, & mailing services																	P	P	P	P				P	P
Stock yards	C	C	C	C	C		C																	C	
Stone products & cut stone - manufacturing					P																	P	P	P	
Stone - quarrying	C	C	C	C	C		C															C	C	C	
Stone work, masonry, title setting, & plastering services																	P	P	P	P				P	P
Storage - mini																	P	P	P	P				P	P
Storage & warehousing of nonhazardous products					P												P	P	P			P	P	P	P
Storage & warehousing of hazardous products					C																	C	C	C	
Storage & warehousing of household goods					P												P	P	P			P	P	P	P
Store & office fixtures, lockers, partitions & shelving - manufacturing					P																	P	P	P	P
Sugar refining - manufacturing					C																			C	
Surgical & medical instruments & apparatus - manufacturing					P																	P	P	P	P
Swimming clubs																	P	P	P	P				P	
Synagogues, churches, & temples	C	C					C	P	P	P	P	P	P	P	P	P	P	P	P	P					P
Synthetic, resins, synthetic rubber, plastic materials, synthetic & other manmade fibers (except glass) - manufacturing					C																		C	C	
T																									

P = Permitted Use

C = Conditional Use

18 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3	
Tailoring (custom)																P	P	P	P	P				P	P	
Taverns																P	P	P	P	P	P			P	P	
Taxicab dispatch																	P	P	P				P	P	P	
Taxicab garaging & maintenance																		P	P					P	P	
Telegraph communications													P			P	P	P	P	P	P			P	P	
Telephone business office													P			P	P	P	P	P	P			P	P	
Telephone exchange stations																	P		P				P	P	P	
Telephone maintenance yard																	P		P					P	P	
Telephone relay towers (microwave)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Television broadcasting studios																	P	P	P	P				P	P	
Television, radios, phonographs, recorders & tape players - manufacturing					P																	P	P	P	P	
Television, radios, phonographs, recorders & tape players repair services																P	P	P	P	P				P	P	
Television, radios, phonographs, recorders, & tape players - retail																P	P	P	P	P				P	P	
Television transmitting stations & relay towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Temples, churches, & synagogues	C	C					C	P	P	P	P	P	P	P	P	P	P	P	P	P					P	
Tennis clubs						P											P	P						P		
Textile bags - manufacturing					P																	P	P	P		
Testing, research, & development services					P																	P	P	P	P	
Theaters, legitimate																P	P	P	P	P	P			P	P	
Theaters, motion picture, indoor																P	P	P	P	P	P			P	P	
Theaters, motion picture, outdoor							C									P								P	P	
Threads & yarns - manufacturing					P																	P	P	P		
Tile setting, masonry, plastering & stone work services																	P	P	P	P				P	P	
Tire cord & fabric - manufacturing					P																	P	P	P		
Tire & inner tubes - manufacturing					C																	C	C	C		
Tires & inner tubes - wholesale					P												P	P	P	P		P	P	P		
Title abstracting services													P			P	P	P	P	P				P	P	
Tobacco & tobacco products - wholesale																	P		P			P	P	P	P	
Tobacco & snuff - manufacturing					P																	P	P	P		
Tobacco leaf - wholesale					P																		P	P		
Tobacco stemming & redrying					C																			C		
Tot lot or play lot						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	
Tourist courts, hotels, & motels																	P	P	P	P	P		C	C	P	
Toys, amusement, sporting & athletic goods - manufacturing					P																	P	P	P	P	
Transportation equipment and supplies (except motor vehicles)																									P	
Trap & skeet shooting ranges	C	C				P	C																	C		
Travel arranging services													P			P	P	P	P	P	P			P	P	
Truck & automobile rental services																	P	P	P	P	P			P	P	
Truck wash services					P																P	P	P	P	P	
Turbines & engines - manufacturing					P																	P	P	P	P	

P = Permitted Use

C = Conditional Use

19 of 21

GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
<b>U</b>																									
Utility substations, pumping station, water reservoir & telephone exchange	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Upholstery, draperies, & curtains - retail																	P	P	P	P				P	P
Upholstery filling & padding - manufacturing					P																	P	P	P	P
<b>V</b>																									
Variety & discount stores - retail																P	P	P	P	P				P	P
Vegetable oil milling (except cottonseed & soybean)					P																	P	P	P	
Veneer & plywood - manufacturing					P																	P	P	P	
Vending machine operations - retail																	P	P	P	P			P	P	P
Venetian blinds & shades - manufacturing					P																	P	P	P	P
Veterinarian services	C	C			C		C	C					P			P	P	P	P	P				P	P
Vinyl products, plastic fabric & oilcloth - manufacturing					P																	P	P	P	
Vitreous china plumbing fixtures, china, earthenware fillings & bathroom accessories - manufacturing					P																	P	P	P	P
Vitreous china, table & kitchen articles - manufacturing					P																	P	P	P	P
<b>W</b>																									
Wallpaper - manufacturing					P																	P	P	P	P
Wallpaper, paint & glass - retail																P	P	P	P	P				P	P
Warehousing & storage of hazardous products					C																	C	C	C	
Warehousing & storage of nonhazardous products					P																	P	P	P	P
Warehousing & storage of household goods					P												P		P	P		P	P	P	P
Watch, clock, & jewelry repair services																P	P	P	P	P				P	P
Watches, clocks, clock work operated devices & parts - manufacturing					P																	P	P	P	P
Water well drilling services					P												P					P	P	P	P
Welding & blacksmith services					P												P							P	P
Welfare & charitable services													P			P	P	P	P	P				P	P
Wet corn milling					P																	P	P	P	
Wind energy installation		C																				C	C	C	
Wine, beer, & alcoholic beverages - wholesale					P												P		P			P	P	P	P
Wine, brandy, & brandy spirits - manufacturing					P																	P	P	P	
Wire products (fabricated) - manufacturing					P																	P	P	P	
Wooden containers - manufacturing					P																	P	P	P	
Wool preserving - manufacturing																									
Wool & mohair - wholesale					P												P		P			P	P	P	P
Worm farms	P	P	P	P	P		P	P																	
<b>Y</b>																									
Yarn & threads - manufacturing					P																	P	P	P	
<b>Z</b>																									

P = Permitted Use

C = Conditional Use

20 of 21



# GRAND ISLAND LAND USE MATRIX

Addendum "A"  
Chapter 36  
Grand Island City Code

	AG-1	AG-2	AG-SC	AG-SE	AG-SI	SRC	TA	LLR	R-1	R-2	R-3	R-4	RO	RM	RD	B-1	B-2	AC	B-3	CD	TD	ME	M-1	M-2	M-3
Zoos						P														P	P				
ADDITIONAL LAND USE CATEGORIES																									

P = Permitted Use

C = Conditional Use

21 of 21