

SCHEDULE 14: PERMITTED USES IN THE ZONING CLASSIFICATIONS

	A-R	R-1	R-2	R-3	M-H	C-1	C-2	C-3	I-1	I-2
Accessory uses	X	X	X	X	X	X	X	X	X	X
Agricultural uses	X									
Ambulance and paramedic services							X	X		
Amusement establishments	X						X	X		
Antique stores							X	X		
Apparel stores							X	X		
Appliance stores							X	X		
Arboretums or botanical gardens	X						X	X		
Arcades or amusement halls							X	X		
Archery ranges, indoor							X	X		
Architectural and planning services*							X	X		
Art and school supply stores							X	X		
Art galleries or museums							X	X		
Art galleries, commercial							X	X		
Asphalt plants										X
Auditoriums								X		
Auto accessory stores							X	X		
Auto dealers, new or used							X	X		
Auto driving instruction							X	X		
Auto laundries and car washing facilities							X	X		
Auto renting facilities							X	X		
Auto service facilities (major repairs, towing, etc.)*								X	X	X
Auto service facilities (minor repairs, tune ups, oil changes, etc.)*							X	X		
Auto undercoating and rust proofing services							X	X		
Automatic teller machines							X	X		
Bakeries, neighborhood							X	X		
Banks and other financial institutions							X	X		
Barber and beauty shops						X	X	X		
Bars, taverns and lounges							X	X		

* No outside storage without privacy screening installed per Section 4-17.2.

	A-R	R-1	R-2	R-3	M-H	C-1	C-2	C-3	I-1	I-2
Bicycle shops (sales, rental and repair)							X	X		
Billiard and pool halls							X	X		
Boat sales and service*							X	X		
Book and stationery stores							X	X		
Bowling alleys							X	X		
Building materials and products sales and service, no outside storage							X	X	X	X
Building trades showrooms and shops*							X	X		
Bus passenger stations								X		
Business and office machine sales and services							X	X		
Camera stores							X	X		
Camper/motor home sales and leasing*							X	X	X	X
Candy and confectionery stores							X	X		
Catering establishments							X	X		
Cemeteries	X									
China and glassware stores							X	X		
Churches							X	X		
Clothing and costume rental shops							X	X		
Clubs and lodges							X	X		
Concrete plants										X
Condominiums				X						
Contractor and construction yards*									X	X
Convenience stores							X	X		
Convention centers							X	X		
Cultural uses							X	X		
Dairies and creameries										X
Dairy product stores							X	X		
Dance halls							X	X		
Daycare centers, nurseries and preschools						X	X	X		
Department stores*							X	X		
Discount stores*							X	X		

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	A-R	R-1	R-2	R-3	M-H	C-1	C-2	C-3	I-1	I-2
Dormitories							X	X		
Drapery stores							X	X		
Dress making stores							X	X		
Drug stores							X	X		
Dry cleaners							X	X		
Dry goods stores							X	X		
Electrical repairs services*							X	X	X	X
Employment agencies							X	X		
Engineering and surveying services*							X	X		
Equipment rental and leasing services with indoor storage							X	X		
Equipment rental services with outdoor storage*									X	X
Exterminator services*							X	X		
Fairgrounds and exhibition grounds	X									
Farm and hydraulic equipment sales and service*								X	X	X
Floral shops							X	X		
Funeral parlors							X	X		
Furniture stores							X	X		
Garage displays								X	X	X
Garages – federal, state, county or municipal*									X	X
Gift shops							X	X		
Golf courses, miniature size							X	X		
Government uses of the City of Troy*	X						X	X		
Grain elevators										X
Grocery stores							X	X		
Gyms and health clubs							X	X		
Hardware stores							X	X		
Hobby shops							X	X		
Home appliances stores							X	X		
Home occupations		X	X	X	X					
Hospitals							X	X		

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	A-R	R-1	R-2	R-3	M-H	C-1	C-2	C-3	I-1	I-2
Hotels and motels								X		
Ice and dry ice plants										X
Ice cream stores							X	X		
Indoor movie theaters							X	X		
Indoor skating rinks							X	X		
Indoor tennis courts or racquetball clubs							X	X		
Internet service provider facilities							X	X		
Jewelry stores							X	X		
Laboratories							X	X	X	X
Landscaping services*							X	X	X	X
Laundromats							X	X		
Laundry and dry cleaning plants										X
Leather and luggage stores							X	X		
Locksmiths							X	X		
Lumber yards with outbuildings*									X	X
Machine shops*								X	X	X
Machinery sales and service*								X	X	X
Mail order houses							X	X		
Manufacturing and industrial activities including, fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging, and storage of materials, products and goods that can be conducted wholly, within enclosed buildings										X
Manufacturing of clothing and fabrics, and printing and finishing of textiles and fibers into fabric goods										X
Manufacturing of petroleum products, chemicals and natural or liquid gases										X
Manufacturing of pharmaceutical products, including compounding of cosmetics and toiletries										X
Manufacturing of plastic, rubber, steel and wood products, etc.										X
Manufacturing or assembly of boats, firearms, machinery and hardware products and vehicles										X
Manufacturing or assembly of medical equipment, drafting optical and musical										X

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	A-R	R-1	R-2	R-3	M-H	C-1	C-2	C-3	I-1	I-2
instruments, watches, clocks, toys, games, and electrical or electronic apparatus and computer equipment										
Manufacturing or storage of food, including beverage blending or bottling, bakery products, candy manufacturing, fruit or vegetable processing or canning of food products										X
Meat markets							X	X		
Meat processing plants (packing and processing of meat, poultry and animals)									X	X
Medical and dental clinics							X	X		
Meeting halls							X	X		
Microwave and radar tower installations									X	X
Mobile and manufactured home sales								X		
Mobile or manufactured homes					X					
Modular homes		X								
Monument manufacturing*								X	X	X
Monument sales*							X	X		
Motor vehicle repair and service facilities (buses, tractor trailers, etc.)*									X	X
Motor vehicle sales, new and used (buses, tractors, etc.)									X	X
Motorcycle sales							X	X		
Multiple family dwellings				X						
Music stores							X	X		
Newspaper and periodical publishing							X	X	X	X
Notions stores							X	X		
Nurseries and greenhouses*	X						X	X	X	X
Nursing homes							X	X		
Office supply and stationery stores							X	X		
Offices, including medical, dental, optical, attorney, insurance, investment and other <u>strictly</u> office uses utilizing no more than two company vehicles and no outside storage						X	X	X		
Offices, uses utilizing more than two company vehicles and/or outside storage*							X	X		
Package liquor stores							X	X		

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	A-R	R-1	R-2	R-3	M-H	C-1	C-2	C-3	I-1	I-2
Paint and wallpaper stores							X	X		
Painting and decorating businesses							X	X		
Parking lots and garages							X	X		
Parks, playgrounds, recreation centers and community grounds with outdoor illumination	X						X	X		
Parks, playgrounds, recreation centers and community grounds without outdoor illumination	X	X	X	X	X	X				
Pet shops							X	X		
Photography studios						X	X	X		
Post offices							X	X		
Printing and copying services*							X	X		
Public libraries							X	X		
Public utility company yards - no production*									X	X
Radio and television stations							X	X		
Radio, television, stereo and electronics sales							X	X		
Record and CD music stores							X	X		
Recording/sound studios							X	X		
Research and development of certain commodities*									X	X
Restaurants							X	X		
Schools – colleges, universities, technical and trade schools								X		
Schools – elementary and high school								X		
Sharpening and grinding businesses							X	X	X	X
Shopping centers, malls and outlet malls							X	X		
Shoe and clothing repair and alteration shops							X	X		
Shoe stores							X	X		
Single family dwellings		X								
Specialized living accommodations				X						
Sporting goods stores							X	X		
Stadiums								X		
Storage units, public*								X	X	X
Swimming pools, private							X	X		

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	A-R	R-1	R-2	R-3	M-H	C-1	C-2	C-3	I-1	I-2
Swimming pools, public							X	X		
Taxi garages*								X	X	X
Telecommunications facilities and towers									X	X
Telephone exchange and equipment buildings*							X	X		
Tire, battery and other automotive and light duty vehicle accessory services*							X	X		
Tobacco shops							X	X		
Towing services*								X	X	X
Townhouses				X						
Toy stores							X	X		
Transit or transportation facilities (no storage yard)								X		
Two family dwellings			X							
Utility substations	X								X	X
Variety stores							X	X		
Veterinary services without outdoor pens							X	X		
Veterinary services with outdoor pens*	X									
Video rental and sales stores							X	X		
Warehousing and storage where no more than four loading docks take up 25% or less of exterior wall area*									X	X
Wholesale establishments where no more than four loading docks take up 25% or less of exterior wall area *									X	X

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