

SUMMARY OF ZONING CODE

Listed below is a Summary of District-by-District permitted uses in the City of Newark Zoning Code. Anyone interested in developing or using property in a way permitted by the Zoning Code should consult the City Planning and/or Building Departments **before** proceeding. Other regulations may be applicable. You can reach the Planning Department at (302) 366-7030 and the Building Department at (302) 366-7075.

[RH, RT and RS](#) | [RD](#) | [RM](#) | [RA](#) | [RR](#) | [AC](#) | [BL](#) | [BLR](#) | [BN](#) | [BB](#) | [BC](#) | [MI](#) | [MOR](#) | [Open Flood District](#)

RH, RT and **RS** are single family residential zones that permit the following:

- A. One-family detached dwelling.
- B. The taking of non-transient boarders or roomers in a one-family dwelling by an owner-occupant family resident on the premises, provided there is no display or advertising on the premises in connection with such use and provided there are not more than three boarders or roomers in any one-family dwelling. An owner-occupant taking in more than two boarders, however, must apply for and receive a rental permit.
- C. The taking of nontransient boarders or roomers in a one-family dwelling by a non-owner occupant family resident on the premises, is not a use a matter of right, but is a conditional use, provided there is no display or advertising on the premises in connection with such use, provided there are not more than two boarders or roomers in any one-family dwelling, with special requirements including the requirement for rental permits.
- D. Churches or other places of worship, with special requirements.
- E. Public and Private Schools.
- F. Municipal Parks and Playgrounds; non-profit community centers for recreational purposes.
- G. Municipal utilities; street rights-of-way.

- H. Public and private swimming pools.
- I. Temporary construction and real estate buildings.
- J. Private garages as accessory uses.
- K. Other accessory uses and accessory buildings, excluding semi-trailers and similar vehicles for storage of property.
- L. Cluster development subject to Site Plan Approval as provided in Article XXVII.
- M. Public transportation bus stops.
- N. Bed and breakfast, with special requirements
- O. Student Homes, with special requirements

RH, RT and RS zoning also permits, with a Council-granted special use permit, the following:

- A. Police, fire stations, library, museum, and art gallery.
- B. Country club, golf course, with special requirements.
- C. Professional offices in residential dwellings for the resident-owner of single-family dwellings, with special requirements.
- D. Customary home occupations, with special requirements.
- E. Electric and gas substations, with special requirements.
- F. Day care centers, kindergartens, preschools, with special requirements.
- G. Public transportation bus or transit shelters.
- H. Swimming club, private (nonprofit).

RD is a residential zone that permits the following:

- A. A one-family, semidetached dwelling.
- B. Accessory uses and accessory buildings subject to special requirements.
- C. Cluster development subject to site plan approval as provided in Article XXVII
- D. A one-family detached dwelling.
- E. The taking of nontransient boarders or roomers in a one-family dwelling by an owner-occupant family resident of the premises, provided there is no display or advertising on the premises in connection with such use and provided there are not more than three boarders or roomers in any one-family dwelling.
- F. The taking of nontransient boarders or roomers in a one-family dwelling by a non-owner-occupant family resident on the premises, is not a use as a matter of right, but is a conditional use subject to special requirements, including the requirement for a rental permit, and provided there are not more than two boarders or roomers in any one-family dwelling.
- G. Church or other place of worship, seminary or convent, parish house, or Sunday school building.
- H. Public and private elementary, junior, and senior high schools.
- I. Municipal park, playground, athletic field, recreational building, and community center operated on a noncommercial basis for recreation purposes.
- J. Municipal utilities; street rights of way.
- K. Swimming pool, private; swimming pool, public.
- L. Temporary building, temporary real estate or construction office.
- M. Utility transmission and distribution lines.
- N. Public transportation bus or transit stops for the loading and unloading of passengers.
- I. Student Homes, with special requirements

RD also permits, with a Council-granted Special Use Permit, the following:

- A. Nursing home, rest home, or home for the aged, subject to special requirements.
- B. If approved by the Council, property in a residential zone adjacent to an area zoned "business" or "industrial" may be used for parking space as an accessory use to a business use, whether said business use be a nonconforming use in the residential zone or a business use in said adjacent area zoned "business" or "industrial."
- C. Police and fire station, library, museum, and art gallery.
- D. Country club, regulation golf course, including customary accessory uses subject to special requirements.
- E. Professional office in residential dwellings for the resident-owner of single-family dwellings, with special requirements, including the requirement that the professional office is permitted only for the resident-owner of a single-family dwelling.
- F. Customary home occupations subject to special requirements.
- G. Substation, electric, and gas facilities, subject to special requirements.
- H. Day care centers, kindergartens, preschools, day nursery schools, and orphanages, subject to special requirements.
- I. Public transportation bus or transit shelters.
- J. Public transportation bus or transit off-street parking facilities.
- K. Swimming club, private (nonprofit) subject to special regulations.

RM is a multi-family apartment zone that permits the following:

- A. Garden apartments, subject to either site plan approval as provided in Article XXVII or the following regulations:

1. Number of dwelling units per gross acre. The maximum number of dwelling units per acre shall be 16 except as provided hereafter.
2. The Planning Commission may recommend an increase in the permitted residential densities as specified in the procedures established in Article XXVII, Site Plan Approval of this chapter, under the following standards:
 - i. For the provision of improved common open space and for distinctiveness and excellence in site layout, design, and landscaping, as approved by the department of planning, a maximum increase in dwelling unit density of 10%.
 - ii. For the provision of covered parking spaces designed as partial or below grade units and incorporated within a principal garden apartment building or buildings, a maximum increase in dwelling unit density of 10%.
3. Increase in dwelling unit density, under paragraph 1 and 2 may be cumulative. If the Planning Commission should find that any of the following conditions would be created by an increase in residential density permitted by the preceding subsections, it may recommend either prohibiting or limiting any increase in residential density by an amount which is sufficient to avoid the creation of any of these conditions:
 - i. Inconvenient or unsafe access to the planned development.
 - ii. Traffic congestion in the street adjoining the planned development.
 - iii. An excessive burden on existing parks, recreational areas, schools, and other public facilities which are intended to serve the proposed garden apartment development.
4. Lot coverage. The maximum lot coverage shall be 20% for any lot which is to be developed for garden apartments.
5. Number of dwelling units per building. The maximum number of dwelling units per building shall be twelve for buildings up to three stories in height.

6. Distance between buildings or groups of attached buildings. No part of any building, or groups of attached buildings, shall be nearer than 25 feet to any other building, or groups of attached buildings, and no portion of the front or rear of any buildings, or groups of attached buildings, shall be nearer than 50 feet to the front and rear of another building or groups of attached buildings. No more than three buildings shall be attached to one another.
 7. Street frontage. The lot shall have at least 50 feet frontage along a public street.
 8. Minimum lot size. One acre.
 9. Open area. At least 40% of the lot area shall be devoted to open area.
 10. Parking and loading spaces. All uncovered parking and loading spaces shall be located at least ten feet from all abutting perimeter streets and property lines. Parking bays adjacent to interior private streets are permitted. Parking bays designed as subgrade units integral with apartment units shall be subject to the special density bonuses provision of this section.
 11. Partial or subgrade dwelling units. Partial or subgrade dwelling units are permissible provided the builder or developer agrees to sustain the cost of fee inspectors (consultants) who would in turn establish an appropriate basement grade such that there will be no danger of water seepage or excessive dampness. The builder or developer must also demonstrate that the soil at the particular location for the intended construction of subgrade units is of such type as will not cause excessive seepage or dampness. In all cases where subgrade apartments are constructed, the building basement area must be serviced by a sump and a sump pump with french drains installed around the foundation's perimeter according to instructions outlined in the building code.
- B. One family, semidetached dwelling.
- C. Boarding house, rooming house, lodging house, but excluding all forms of fraternities and/or sororities, provided that: The minimum lot area for each eight, or remainder over the multiple of eight residents, shall be the same as the minimum lot area requirements for each dwelling unit in this district.

- D. Day care centers, kindergartens, preschools, day nursery schools, and orphanages; provided that:
1. At least 100 square feet of outdoor play space per child shall be provided.
 2. Outdoor play space shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land unsuited by other usage or natural features for children's active play space. Fencing or other enclosures shall be a minimum of four feet in height.
 3. The minimum lot area for each six, or remainder over the multiple of six, children shall be the same as the minimum lot area requirements for each dwelling unit in this district; provided, however, that no less than 10,000 square feet in area shall be used for such purposes; and, provided further, that no more than 50 children shall be accommodated at any one time on a lot.
- E. Nursing home, rest home or home for the aged; provided that:
1. The minimum lot area required for each four, or remainder over a multiple of four, resident patients or resident guests shall be the same, the minimum lot area requirement for each dwelling unit in this district; provided, however, that no lot contains less than 10,000 square feet.
 2. The minimum lot width shall be 100 feet.
 3. No more than 50 patients or resident guests shall be accommodated at one time in any one building.
- F. Accessory uses and accessory buildings customarily incidental to the uses permitted in this section and located on the same lot, including a private garage, excluding semi-trailers and similar vehicles for storage of property.
- G. Cluster or neo-traditional types of developments, included uses that many not be permitted in this district, as provided in Article XXVII, Site Plan Approval.
- H. One-family detached dwelling.
- I. The taking of nontransient boarders or roomers in a one-family dwelling by a family resident on the premises, is not a use as a matter

of right, but is a conditional use subject to special requirements, including the requirement for a rental permit, and provided there are not more than three boarders or roomers in any one-family dwelling.

- J. Church or other place of worship, seminary or convent, parish house, or Sunday school building, and provided, however, that no lot less than 12,500 square feet shall be used for such purposes.
- K. Public and private elementary, junior, and senior high schools.
- L. Municipal park, playground, athletic field, recreation building, and community center operated on a noncommercial basis for recreation purposes.
- M. Municipal utilities, street rights of way. treatment plant.
- N. Temporary building, temporary real estate or construction office.
- O. Utility transmission and distribution lines.
- P. Public transportation bus or transit stops for the loading and unloading of passengers.
- Q. One-family town or rowhouse subject to the requirements of Sections 32-13()(1) and 32-13(c)(1).
- R. Student Homes, with special requirements

RM zoning also permits with a Council granted Special Use Permit the following:

- A. Conversion of a one-family dwelling into dwelling units for two or more families, if such dwelling is structurally sound but too large to be in demand for one-family use, and that conversion for the use of two or more families would not impair the character of the neighborhood, subject to special requirements.
- B. Substation, electric, and gas facilities, provided that no storage of materials and trucks is allowed. No repair facilities are allowed except within completely enclosed buildings.
- C. Physicians' and dentists' offices, subject to special requirements.
- D. If approved by the council, property in a residential zone adjacent to an area zoned "business" or "industrial" may be used for parking

space as an accessory use to a business use, whether said business use be a nonconforming use in the residential zone or a business use in said adjacent area zoned "business" or "industrial."

- E. Police and fire stations, library, museum, and art gallery.
- F. Country club, regulation golf course, including customary accessory uses subject to special requirements.
- G. Professional offices in residential dwellings for the resident-owner of single-family dwellings permitted subject to special requirements.
- H. Customary Home occupations with special requirements.
- I. Public Transit Facilities.
- J. Private (nonprofit) swimming clubs.
- K. Day Care Centers with special requirements.

The requested **RA** (residential apartments) zoning permits the following:

- A. High rise apartments with special requirements
- B. Garden apartments with special requirements
- C. Boarding house, rooming house, private dormitory or fraternity house with special requirements
- D. Day care center with special requirements
- E. Nursing homes with special requirements
- F. Churches or places of worship with special requirements
- G. Schools
- H. Parks, playgrounds, and nonprofit community centers
- I. Municipal facilities
- J. Public and private swimming pools

H. Bus stops

In addition RA zoning permits, with a Council granted Special Use Permit the following:

- A. Police, fire stations, museums, and art galleries
 - B. Physicians and dentists office with special requirements
 - C. Physicians and dentists offices in multi-family residential dwellings
 - D. Substation, electric and gas facilities with special requirements
 - E. Public transit shelters and off-street parking facilities
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RR is a single family residential row or townhouse that permits the following:

- A. One family row and townhouses, with special requirements.
- B. Garden apartments, with special requirements.
- C. Accessory uses.
- D. Churches or other places of worship, with special requirements.
- E. Public and private schools.
- F. Municipal parks, playgrounds, and community centers operated on a noncommercial basis.
- G. Municipal utilities.
- H. Street rights-of-way.
- I. Public and private swimming pools.
- J. Utility transmission and distribution lines.
- K. Public transportation bus and transit stops.

- L. Nursing homes and related uses with special requirements.
- M. Day care centers with special requirements.
- N. The taking of nontransient boarders or roomers in one family dwellings by a family resident on the premises, with special requirements.
- O. One family detached and semi-detached dwelling.
- P. Student Homes, with special requirements

RR also permits, with a Council granted Special Use Permit, the following:

- A. Physicians and dentists offices with special requirements.
- B. Parking for adjacent business or industrial uses.
- C. Police, fire stations, libraries, museums and art galleries.
- D. Golf courses and country clubs with special requirements.
- E. Customary home occupations with special requirements.
- F. Electric and gas substations.
- G. Public transportation, bus or transit shelters and off-street parking facilities.

AC (residential adult community) zoning permits the following:

- A. Adult community garden apartments, with special requirements.
- B. Nursing homes and related uses with special requirements.
- C. Hospitals
- E. Accessory uses
- F. Municipal utilities

- G. Parks, playgrounds, and community centers operated on a noncommercial basis.
- H. Street rights-of-ways.
- I. Utility transmission and distribution lines.
- J. Public Transportation, bus and transit stops.
- K. Physicians and dentists offices with special requirements.

AC zoning also permits, with a Council granted Special Use Permit the following:

- A. Adult community high rise apartment dwellings (above three stories and not to exceed seven stories), with special requirements.
 - B. Electric and gas substations.
 - C. Police, fire stations, libraries, museums and art galleries.
 - D. Public transportation, bus or transit shelters and off-street parking facilities.
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BL is primarily an office zone that permits the following:

- A. Churches or places of worship
- B. Schools
- C. Parks and playgrounds
- D. Municipal utility uses
- E. Public transportation bus or transit stops
- F. Social club, fraternal, social service, union and civic organizations
- G. Accessory uses
- H. Hospitals

- I. Residences limited to one apartment unit provided in conjunction with any one non-residential use
- J. Offices for professional services and administrative activities
- K. Finance institutions, banks, loans companies
- L. Undertakers
- M. Barber shops and beauty parlors
- N. Medical clinic
- O. Bed and breakfast, with special requirements

BL zoning also permits, with a Council granted Special Use Permit, the following:

- A. Police and fire station, library, museum and art gallery
- B. Golf courses and country clubs
- C. Electrical and gas substations
- D. Day Care Centers
- E. Drive-in and curb service for other than eating establishments

BLR is an office, residential and limited retail zone that permits the following:

- A. Churches or places of worship
- B. Schools
- C. Parks and Playgrounds
- D. Municipal utilities uses
- E. Public transportation bus or transit stops
- F. Social club, fraternal, social service, union and civic organizations

- G. Accessory uses
- H. Hospitals
- I. Apartments in conjunction with any nonresidential uses permitted in the district.
- J. Offices for professional services and administrative activities
- K. Undertakers
- L. Barber shops and beauty parlors
- M. Personal service establishments
- N. Specialty retail stores with a maximum floor area limited to 5,000 square feet [non-food]
- O. Finance Institutions, banks, loan companies
- P. Six apartment units in any single detached or semi-detached residential building
- Q. Bed and breakfast, with special requirements

BLR zoning also permits, with a Council granted Special Use Permit, the following:

- A. Police and fire stations, library, museum and art gallery
- B. Golf courses and country clubs
- C. Electrical and gas substations
- D. Day care centers
- E. Drive-in or curb service for other than eating establishments

BN is a neighborhood shopping zone that permits the following:

1. Public transportation facilities, bus stops, etc.
2. Municipal utility Uses
3. Social Club, fraternal, social service, union and civic organization
4. Non-profit community recreation centers
5. Studio for artists, designers, photographers, with a maximum floor area of 5,000 square feet.
6. Instructional, business, or trade schools with a maximum floor area of 5,000 square feet.
7. Offices for professional services for administrative activities with special conditions
8. Finance institutions, banks, loan companies.
9. Retail stores limited to the sale of gifts, antiques, flowers, jewelry, newspapers, books, hobbies, stationary, art supplies, radio or television, hardware, variety, clothing, drug stores, beverages or liquors, with a maximum floor area of 5,000 square feet.
10. Personal service establishments with a maximum floor area of 5,000 square feet.
11. Laundromats
12. Restaurants, excluding fast-food and drive-in restaurants
13. Retail food stores such as bakery restaurants, bakeries, candy, convenience grocery, meat markets, delicatessens, but excluding the preparation of goods for sale off the premises.
14. Neighborhood shopping center with special requirements.
15. Related indoor storage facilities with special requirements.
16. Accessory buildings and accessory uses.
17. Repair and servicing with special requirements.
18. Photo developing and finishing.

BN zoning also permits, with a Council granted Special Use Permit the following:

1. Police and fire station
 2. Electric and gas substation, and telephone central office with special requirements
 3. Churches and other places of worship
 4. Libraries, museums and art galleries
 5. Drive-in and curb service for other than eating establishments with special requirements
 6. Restaurants with alcoholic beverages.
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BB is a commercial and related retail zone that permits the following:

- A. Retail and specialty stores
- B. Retail food stores up to 5,000 square feet in maximum floor area, with special conditions
- C. Restaurants, taverns, bakery - restaurants and delicatessens
- D. Banks and finance institutions
- E. Offices for professional services and administrative activities
- F. Personal service establishments
- G. Studios for artists, designers, photographers, musicians, and sculptors
- H. Repair and servicing, indoor and off-site of any article for sale which is permitted in this district

- I. Related indoor storage facilities as accessory uses with special requirements
- J. Accessory uses and accessory buildings
- K. Public parking garage and parking lot
- L. Public transit facilities
- M. Social club, fraternal, social service, union and civic organizations, except on ground floor locations
- N. Photo developing and finishing

BB also permits, with a Council granted Special Use Permit, the following:

- A. Retail food stores with more than 5,000 square feet in area
- B. Drive-in and curb service for other than eating establishments
- C. Fast-food restaurants with special requirements
- D. Motels and hotels
- E. Commercial in-door recreation and in-door theaters
- F. Instructional, business or trade schools
- G. Electric gas and telephone central offices and telephone central offices and substations with special requirements
- H. Tower, broadcasting or telecommunications on existing buildings or structures with special requirements
- I. Police and fire stations
- J. Library, museum and art gallery
- K. Church or other place of worship
- I. Restaurant, cafeteria style
- M. Apartments, except on ground floor locations, with special requirements

N. Restaurants with alcoholic beverages.

BC is a general commercial zone that permits the following:

- A. Auction
- B. Automobile, truck, rentals, retail, and wholesale sales with special requirements
- C. Crating service
- D. Frozen food locker
- E. Ice Manufacture
- F. Sign painting and manufacture
- G. Warehousing with special requirements
- H. Wholesale sales with special requirements
- I. Photo developing and finishing
- J. Veterinary hospital
- K. Cleaning and dyeing plants
- L. Commercial laundries/dry cleaners
- M. Laundromats
- N. Outdoor commercial recreational facilities with special requirements
- O. Swimming club, private or commercial
- P. Social club, fraternal, social service, union and civic organizations, except on ground floor locations
- Q. Studio for artists, designers, photographers, musicians, and sculptors
- R. Offices for professional services and administrative activities

- S. Personal service establishments
- T. Finance institutions, banks, loan companies
- U. Retail and specialty stores
- V. Repair and servicing, indoor and off-site, of any article for sale which is permitted in this district
- W. Related indoor storage facilities are permitted as an accessory use to any of the permitted uses in this district
- X. Accessory uses and accessory buildings
- Y. Restaurants, taverns, bakery-restaurants, and delicatessens
- Z. Public parking garage and parking lot
 - a. Parking off-street
 - b. Public transportation facilities, including bus or transit stops for the loading and unloading of passengers; station and depots
 - c. Street, right-of-way
 - d. Utility transmission and distribution lines
 - e. Water tower, water reservoir, water storage tank, pumping station, and sewer
 - f. Retail food stores up to 5,000 square feet in maximum floor area, limited to ries, confectionery, candy, gourmet shops, small convenience grocery, and meat sales facilities. Goods produced on the premises shall be sold only on the premises

BC zoning also permits, with a Council granted Special Use Permit, the following:

- A. Automobile repair and/or service station, paint and/or body shop with special requirements
- B. Self-service car wash establishment with special requirements
- C. Automobile/motor vehicle repair with special requirements
- D. Automatic car wash establishment with special requirements

- E. Used car lots
 - F. Retail food stores
 - G. Fast-food and cafeteria style restaurants with special requirements
 - H. Drive-in restaurants, with special requirements
 - I. Drive-in and curb service for other than eating establishments.
 - J. Substation, electric, gas, and telephone central office with special requirements
 - K. Tower, broadcasting and telecommunications with special requirements
 - L. Police and fire stations
 - M. Library, museum and art gallery
 - N. Church, or other place of worship, seminary or convent, parish house, or Sunday school building
 - O. Instructional, business or trade schools
 - P. Motels and hotels
 - Q. Commercial indoor recreation and indoor theaters
 - R. Adult bookstore/adult entertainment center with special requirements
 - N. Restaurants with alcoholic beverages.
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The MI zone permits the following:

- A. Any process involving cleaning, distribution, manufacture, processing, production, warehousing, or testing except manufacture of corrosive acids, gelatin, paint, oils, fertilizer, linoleum, cork products, alcohol, bleaching compounds, or soap; tanning or curing of hides, crude oil refining; rubber treatment of manufacturer; ore smelting; blast furnace; garbage or offal reduction or dumping; asphalt manufacturer or refining; abattoir; junk storage; automobile wrecking; and animal rendering.

- B. Oil storage for wholesale purposes, including pipe lines for transportation of oil and refine products accessory to such storage, provided that no storage above the ground in quantity exceeding 10,000 gallons shall be within 50 feet of any lot line, and that in case of storage above the ground in quantity exceeding 100 thousand gallons, all contain and shall be surrounded adequate moats in accordance with oil industry standards of practice and conforming to underwriters regulations.
- C. Railroad and railroad classifications, freight or storage yard, and all appurtenances thereto.
- D. Public transportation facilities, stations and depots, repair garages and storage areas for busses or related public transit vehicles.
- E. Subsidiary retail sales with special requirements.
- F. Warehouse sales with special requirements.
- G. Accessory uses and accessory buildings, including the repair, installation, and servicing of any commodity distributed, manufactured, processed, produced, or warehoused in this district. Such repair, installation, and servicing must be provided totally within enclosed buildings; outdoor parking and storage of vehicles, products, or other related items in a state of disrepair shall not be permitted.

MI zoning also permits, with a Council granted Special Use Permit, the following:

- A. Tower, broadcasting and telecommunications, subject to special requirements.

MOR zoning permits the following:

- A. Any process involving cleaning, distribution, manufacture, processing, production or testing, except:

Manufacture of corrosive acids, gelatin, paint, oils, fertilizer, linoleum, cork products, alcohol, bleaching compounds or soap; tanning or curing of hides; crude oil refining; rubber treatment or manufacture; ore smelting; blast furnace, garbage or offal reduction or dumping;

asphalt manufacture or refining; abattoir; junk storage; automobile wrecking; animal rendering; and oil storage.

- B. Offices for professional services and administrative activities, industrial, and academic research and/or testing laboratories, and warehousing, including the sale of products customarily incidental to the uses permitted in this subsection.
- C. Food service facilities incidental to and located within any of the permitted uses within this district, primarily for service to the employees of such permitted uses, provided:
 - 1. There shall be no entrances directly from the street to such facilities.
 - 2. No sign relating to such facility shall be visible from outside any building.
 - 3. Facilities shall be so located and constructed to protect tenants of the building from noise, traffic, odors, and interference with privacy.
- D. Utility distribution and transmission lines, substation, electric, gas, and telephone central office.
- E. Public transportation facilities including bus or transit stops for the loading and unloading of passengers; stations and depots.
- F. Parking, off-street.
- G. Recreation facilities, intended primarily for the use of the employees of such uses permitted in this district.
- H. Retail, specialty retail and retail food stores, subject to the following requirements:
 - 1. Such uses are permitted only in existing facilities or structures existing on or before October 13, 1991.
 - 2. Such uses shall be subject to all area, parking, signing, and other zoning code regulations.
- I. Warehouse sales, subject to the following requirements:

1. Not more than one sale shall be held every six months lasting not more than 72 hours.
 2. The directors of building and planning must approve all warehouse sales.
- J. Accessory uses and accessory buildings.
- K. Tower, broadcasting and telecommunications, subject to special requirements.
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Open Floodway District zoning permits the following:

- A. Agriculture uses
- B. Private and public open space and related uses
- C. Residential uses such as lawns, gardens, play areas, side yards and rear yards
- D. Open space required for developments of lots in any district contiguous to the Open Floodway District.

Open Floodway District zoning also permits, with a Council granted Special Use Permit, the following:

- A. Outlet installations for sewer treatment plants and sewage pumping stations.
- B. Sealed public water supply wells
- C. Dams, culverts and bridges
- D. Roads, driveways, parking areas with permeable surfaces
- E. Temporary grading or regrading of lands
- F. Utility transmission lines
- G. Accessory uses to the permitted recreational uses noted above, including gazebos, pavilions, benches, etc.