

## Reconciliation of Assimilation of Conditional v. Permitted Uses

The current Troy Zoning Code classifies uses as either 'Permitted' or 'Conditional.' Conditional uses must be approved by the Board of Zoning Appeals after the applicant has paid a non-refundable fee. The updated Zoning Code that will be considered by Troy City Council eliminates Conditional Uses due to the fact that once such a use is granted, it is difficult to deny future requests, making them in essence Permitted Uses.

The Miami County Home Builders Association undertook a comparison of the current Zoning Code and the recommended revisions. The following is a list of current Conditional Uses and how they fit into the new Code.

### Residential Districts

- Cemeteries: Due their size and potential impact on neighborhoods, these uses will be considered as planned developments;
- Colleges, theological schools & universities: These will be permitted under the 'Schools' category
- Golf Courses -Public & Private: Due their size and potential impact on neighborhoods, these uses will be considered as planned developments;
- Police & Fire Stations: These will be permitted under the 'Public Utilities' category;

**B-3 Central Business District** – This is the downtown district and only low-impact retail uses are recommended. As a result, the following uses are not recommended in this business district, unless otherwise noted. However, these uses will continue to be allowed in other business districts:

- Automobile fuel station
- Automobile laundries
- Automobile repair garages
- Automobile sales or rental
- Automobile service stations
- Bakeries –retail & wholesale: Only retail bakeries will be allowed in the B-3
- Bank money dispensing machines: These will be permitted under the 'Banks and financial institutions' category
- Barber and beauty schools
- Billiard Rooms
- Boat and marine equipment, sales & rental
- Bowling lanes
- Bus stations
- Business Schools
- Carpentry and cabinet shops: These will be permitted under the 'Cabinet Shops' category
- Carpet and rug cleaning
- Carrier distribution centers
- Catering services
- Child day care centers: These will be permitted under the 'Daycare Centers' category
- Civic, social & fraternal mtg. rooms: These will be permitted under the 'Private Clubs' category
- Clergy's office: These will be permitted under the 'Professional Offices' category
- Coin-operated amusement centers
- Colleges, theological schools & universities: These will be permitted under the 'Schools' category
- Composer: These will be allowed under the 'Artist, Sculptor, and composer studios' category

- Dairy & food product processing
- Dairy products-retail sales: These will be permitted under the 'Food stores-retail' category
- Dance halls: These will be permitted under the 'Private Clubs' category
- Data processing centers: These will be permitted under the 'Professional Offices' category
- Dressmaker: These will be permitted under the 'Retail and Service Uses' category
- Driver training schools
- Equipment rental services, inc. cars, trucks and trailers
- Exterminating services
- Moving & storage companies
- Food brokers-retail, wholesale & storage
- Frozen food lockers
- Garden stores
- Heating, electric & plumbing sales
- Kennels and animal hospitals or pounds
- Labor union meeting halls & offices: These will be permitted under the 'Private Clubs or Professional Offices' category
- Laundries, dry-cleaning plants & linen supply
- Lawn mower sales, service & repair
- Magazine distribution agency: These will be permitted under the 'Newsstand-retail' category
- Mail order catalogue stores: These will be permitted under the 'Retail' category
- Mail order telephone sales: These will be permitted under the 'Professional Offices' category
- Motorcycle sales & service
- Moving & storage companies
- Musical instruments
- Novelties, etc. manufacturing, assembling or repair
- Package liquor, beer & wine retail sales: These will be permitted under the 'Food Sales or Variety Stores' category
- Pawn shops
- Police & fire stations: These will be permitted under the 'Public Utility' category
- Printing, binding and publishing
- Reading rooms: These will be permitted under the 'Private Clubs' category
- Sign painting and manufacturing-
- Tailor shops: These will be permitted under the 'Specialty Shops or Seamstress and Tailor' category
- Teacher: These will be permitted under the 'Professional Offices' category
- Tutor: These will be permitted under the 'Professional Offices' category
- Urban planner's office: These will be permitted under the 'Professional Offices' category
- Utility trailer rental and sales
- Water pumping stations: Public water pumping stations would be permitted under the 'Public Utility' category
- Wholesale houses, warehouse & other indoor storage facilities
- Window cleaning services: These will be permitted under the 'Retail and service uses' category

**OC-1 Office Commercial District: This is the district that transitions between business and office uses. Only low-impact retail uses that are compatible with office uses are recommended. As a result, the following**

**uses are not recommended in this district, unless otherwise noted. However, these uses will continue to be allowed in other districts:**

- Bank money dispensing machines: These will be permitted under the 'Banks and financial institutions' category
- Cemeteries
- Colleges, theological schools & universities: These will be permitted under the 'Schools' category
- Eating Places (1 & 2 and carry out )
- Hospitals
- Hotels and motels
- Teacher: These will be permitted under the 'Professional Offices' category
- Tutor: These will be permitted under the 'Professional Offices' category
- Water pumping stations (public or private): Public water pumping stations would be permitted under the 'Public Utility' category