

**Matrix of Permitted and Special Uses
For Town Center Business Districts**

Use	North and South Business Districts		Central Business District	
	Permitted	Special Use	Permitted	Special Use
Commercial Uses				
Restaurants up to 5,000 square feet in area	X	-	X	-
Restaurants over 5,000 square feet in area	-	X	X	-
Banks, savings and loans, and credit unions	X	-	X	-
Personal service establishments such as hair care, and nail salons	X	-	X	-
Dance, art, music, or photo studios	X	-	X	-
Professional, business, medical or dental offices	X	-	X	-
Animal hospital or veterinary clinic	X	-	X	-
Kennels	-	X	-	-
Automobile wash, gas stations, motor vehicle repair service or motor vehicle service station facilities	X	-	-	X
Convenience stores	X	-	-	X
Drive through businesses including restaurants, banks, and drug stores	X	-	-	X
Nurseries (including growing of plants and retail and wholesale sales)	X	-	-	-
Retail Uses				
New or used car, trailer sales, boats or recreational vehicles and accessory repair departments	-	X	-	-
Retail stores up to 5,000 square feet in area	X	-	X	-
Retail stores from 5,000 to 15,000 square feet	-	X	X	-
Retail plazas, and mixed use facilities up to 15,000 square feet	X	-	X	-
Retail stores, retail plazas, and mixed use facilities from 15,000 to 30,000 square feet	-	X	X	-
Retail stores, retail plazas, and mixed use facilities from 30,000 to 60,000 square feet	-	-	X	-
Retail Stores, retail plazas, and mixed use facilities over 60,000 square feet in area	-	-	-	X
Public and Community Uses				
Houses of worship	X	-	X	-
Public and private schools	X	-	X	-
Parks and playgrounds	X	-	X	-
Fraternal clubs and lodges	X	-	X	-
Nursery schools, or day care centers	X	-	X	-
Public, private, trade or industrial schools, and other educational facilities	X	-	X	-
Essential public services	-	X	-	X
Civic activities and services including, but not limited to, library, civic center, or amphitheater	X	-	X	-

Town Center Business District: entire length of Grand Island Boulevard
 Central Business District: area between 2109 GI Blvd. (Monroe Muffler) & 2475 GI Blvd. (Jackson Music Centre)
 North Business District: Jackson Music to North Grand Island Bridge
 South Business District: Monroe Muffler to South Grand Island Bridge

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Use	North and South Business Districts		Central Business District	
	Permitted	Special Use	Permitted	Special Use
Entertainment and Recreation Uses				
Bars, taverns, and nightclubs	-	X	X	-
Traditional indoor recreation uses such as bowling alleys, health clubs, swimming pools, or tennis courts	X	-	X	-
Other commercial recreational and amusement enterprises conducted entirely within a completely enclosed building	X	-	X	-
Campgrounds	-	X	-	-
Other commercial recreational and amusement enterprises <i>not</i> conducted entirely within a completely enclosed building	X	-	-	X
Hospitality Industry Uses				
Motels and motor courts	X	-	-	X
Hotels	-	X	X	-
Bed & Breakfast establishments	X	-	X	-
Medical and Research-Related Uses				
Assisted and independent living facilities	X	-	X	-
Hospitals, nursing homes and skilled nursing facilities	X	-	-	-
Medical clinics and outpatient facilities	X	-	X	-
Laboratories and related facilities for research, experimentation, testing, and product development when conducted within a building not exceeding 30,000 square feet	X	-	X	-
Residential Uses				
Single Family Detached Residences (SFDR's) at densities of less than 8 units per acre	X	-	-	-
Single Family Attached Residential Structures (SFARs) at the following densities:				
SFARs less than 8 units per acre	X	-	-	-
SFARs of 8-10 units per acre	-	X	X	-
SFARs of 11-16 units per acre	-	-	X	-
SFARs of more than 16 units per acre	-	-	-	X
Duplex residences at densities of less than 8 units per acre	X	-	-	-
Multi-Family Residential Developments (MFRDs) at the following densities:				
MFRDs less than 8 units per acre	X	-	-	-
MFRDs of 8-10 units per acre	-	X	X	-
MFRDs of 11-16 units per acre	-	-	X	-
MFRDs of more than 16 units per acre	-	-	-	X
Other Uses				
Uses of a light-manufacturing nature employing electricity or other unobjectionable motor power or processes free from objectionable odors, fumes, dirt, dust, vibrations, or noise beyond the limits of the walls of an enclosed building not exceeding 30,000 square feet	X	-	-	-