

Landowner ALUR Amendment Request (Modified 11-30-2005)

HIGHLAND PARK

Table 1

P – Additional permitted use proposed in ALUR amendment.

Note: Additional uses include only permitted uses allowed currently in all other Town Center Districts of the ALUR.

P – Permitted use in ALUR

X – Removed use from original amendment request

Allowable Land Uses — Town Center Districts

Use	Town Center District I	Town Center District II	Town Center District III	Town Center District IV	Town Center District V
Accessory building or use	P	P	P	P	
Ancillary dwelling units	P	P	P	P	P
Air conditioning & heating sales & service	P		P		
Amusement arcade	P		P		
Antique shop	P	P	P	P	P
Apartment house / Multifamily	P	P	P	P	P
Appliance / furniture store sale & service	P	P	P	P	P
Artificial limb manufacturer	P		P		
Auction sales, except livestock auction	P	P	P		
Auditorium	P	P	P	P	P
Automobile sales/rentals	P		P		X
Automobile repair shop, indoor only	P	P	P		X
Bakery, retail	P	P	P	P	P
Bakery, wholesale	P		P		
Bank, non drive-through	P	P	P	P	P
Bank, drive through	P		P		X
Barber/Beauty shop	P	P	P	P	P
Bar/tavern	P	P	P	P	X
Bedding manufacturer	P		P		
Beverage bottling & distribution station	P		P		
Bicycle shop	P	P	P	P	P
Billiard/pool room	P	P	P		
Blacksmith shop	P		P		
Bed and breakfast	P	P	P	P	P
Boat sales, repair and storage	P		P		
Book binding	P	P	P	P	X
Book or stationary store	P	P	P	P	P
Bowling alley	P	P	P		
Broom manufacturer	P	P	P		
Building material sales (new)	P	P	P		X
Cafe	P	P	P	P	P
Camera store	P	P	P	P	P
Canvas goods fabrication	P	P	P		
Car wash	P		P		X
Carpentry shop	P	P	P	P	
Carpet and flooring sales	P	P	P	P	P
Carting, express hauling, courier service	P	P	P	P	
Church	P	P	P	P	P
Catering establishment	P	P	P	P	P
Cemetery	P		P		
Clinic	P	P	P	P	P
Club, not bar/tavern	P	P	P	P	P
Confectionery, retail	P	P	P	P	P
Convalescent home	P	P	P	P	

Country club	P	P	P	P	
Craft & hobby shop	P	P	P	P	P
Creamery (ice cream shop)	P	P	P	P	P
Creamery, wholesale	P	P	P	P	
Dance hall	P	P	P		
Day care facility	P	P	P	P	P
Use	Town Center District I	Town Center District II	Town Center District III	Town Center District IV	Town Center District V
Department store	P	P	P	P	P
Drapery and blind manufacturer	P	P	P		
Dressmaking establishment	P	P	P	P	P
Drug store, soda fountain, soft drink	P	P	P	P	P
Dry-cleaning/non-commercial laundry	P	P	P	P	P
Dwelling-multiple family	P	P	P	P	P
Dwelling-single family detached	P	P	P	P	P
Dwelling-single family attached	P	P	P	P	P
Employment agency	P	P	P	P	P
Fabric shop	P	P	P	P	P
Fertilizer sales, retail & wholesale shop	P		P		
Fire station	P	P	P	P	P
Florist/garden shop	P	P	P	P	P
Food store-convenience (no gas pumps)	P	P	P	P	P
Food store-convenience (w/ gas pumps)	P	P	P	P	P
Food store-supermarket	P		P		X
Golf course- miniature	P		P		
Greenhouse or nursery, commercial	P		P		
Hardware	P	P	P	P	P
Home occupation	P	P	P	P	P
Hospital	P		P		
Hotel/motel	P	P	P	P	P
Jewelry and optical goods	P	P	P	P	P
Laboratory	P	P	P	P	P
Laundry, commercial	P	P	P	P	P
Library	P	P	P	P	P
Liquor Store	P	P	P	P	X
Manufacturing-apparel	P		P		
Manufacturing-electronics	P		P		
Manufacturing-jewelry	P		P		
Meat market / butcher shop	P	P	P	P	P
Municipal building	P	P	P	P	P
Museum	P	P	P	P	P
Museum (historical-nonprofit)	P	P	P	P	P
Newspaper operations office	P	P	P	P	P
Office building	P	P	P	P	P
Park, public or private	P	P	P	P	P
Parking lot	P	P	P	P	P
Pet store / vet (no outdoor kennel)	P	P	P	P	P
Photo studio	P	P	P	P	P
Plumbing, heating, roofing supply & workshop (no outdoor storage)	P		P		
Police station	P	P	P	P	P
Printing shop	P	P	P	P	P
Pumping plant public	P	P	P	P	P
Radio-T.V. sales & service	P	P	P	P	P
Realty office	P	P	P	P	P
Recreation area (public, non-commercial)	P	P	P	P	P
Rental operation, commercial, indoor	P	P	P	P	P
Rental operation (video/ DVD)	P	P	P	P	P

Rental operation (non-commercial)	P	P	P	P	P
Restaurant, non drive-through	P	P	P	P	P
Restaurant, drive through	P		P		X
Rug sales	P	P	P	P	P
School-business or trade	P	P	P	P	P
School-public, church, or private	P	P	P	P	P
Use	Town Center District I	Town Center District II	Town Center District III	Town Center District IV	Town Center District V
Service stations, fuel	P		P		X
Shoe repair shop	P	P	P	P	P
Studio (art, dance, health & music)	P	P	P	P	P
Substation-public utility	P	P	P	P	P
Swimming, pool	P	P	P	P	P
Telephone central office	P	P	P	P	P
Theater-indoor	P	P	P	P	P
Theater-outdoor, no drive-in movies	P	P	P	P	P
Tire sales & repair, indoor only	P	P	P	P	
Townhouse (attached)	P	P	P	P	P
Upholstery shop	P	P	P	P	P
Well, water, public	P	P	P	P	P

Note: Agricultural and ranching uses are permitted on any Town Center District property until final platting.

Table II

Allowable Land Uses — Residential Districts

Use	Residential District I	Residential District II	Residential District III
Accessory building or use	P	P	P
Ancillary dwelling units		P	P
Apartment house / Multifamily			
Dwelling - Multiple Family	P	P	P
Dwelling-Single Family Attached	P	P	P
Dwelling - Single Family Detached	P	P	P
Home Occupation	P	P	P
School-public, church, or private	P	P	P
Townhouse (attached)	P	P	P
Well, water, public	P	P	P

Note: Agricultural and ranching uses are permitted on any Residential District property until final platting.