

Section 25: Ridgewood development (RD) district.

(a)

Purpose and intent. The Ridgewood Development District is designed to encourage the development and redevelopment, modernization, and beautification of the Ridgewood Avenue corridor, while maintaining its traffic capacity, and protecting the integrity of adjoining residential areas. It is intended to accommodate a mixture of office, commercial, warehouse/storage, and limited industrial uses based on a strategy for the corridor.

(b)

Permitted uses.

(1)

Adult/vocational education.

(2)

Antennas.

(3)

Appliance/electronic repair shops.

(4)

Athletic/sports facilities.

(5)

Auction houses.

(6)

Banks.

(7)

Boat sales.

(8)

Business services.

(9)

Camouflaged and monopole communication towers.

(10)

Clubs, lodges, and fraternal organizations.

(11)

Commercial/industrial equipment and supplies.

(12)

Convenience stores with or without fuel operations.

(13)

Equipment rental.

(14)

Financial services.

(15)

Fleet-based services.

(16)

Fortunetellers, astrologers, and palm readers.

(17)

- (18) Funeral homes.
- (19) Furniture and appliance stores.
- (20) Greenhouses and nurseries (wholesale and retail).
- (21) Health/exercise club.
- (22) Hotels.
- (23) Houses of worship.
- (24) Laboratory, research and development.
- (25) Maintenance contractors.
- (26) Manufacturing: craftsman shops.
- (27) Manufacturing, limited.
- (28) Medical offices/clinics.
- (29) Mobile home sales.
- (30) Motor vehicle sales.
- (31) Motor vehicle service centers.
- (32) Motor vehicle service stations.
- (33) Offices.
- (34) Pawn shops.
- (35) Personal services.
- (36) Restaurants.
- (37) Retail home building materials.
- (38) Retail sales and services.

- (39) Taxidermy.
 - (40) Theaters.
 - (41) Veterinary clinics.
 - (42) Wholesalers and distributors.
- (bb) Xerographic and offset printing.
- Permitted uses with special development requirements (chapter 18, [section 4](#)).*

 - (1) Assisted living facilities (subsection 1).
 - (2) Child care centers (subsection 4).
 - (3) Nursing homes (subsection 10).
 - (4) Community gardens (subsection 5.1).
- (c)

Special exception uses (chapter 18, [section 3](#)).

 - (1) Bars, lounges and night clubs (subsection 3).
 - (2) Boat repair, engine (chapter 18, paragraph 3(b)(3.5)).
 - (3) Game/recreation facilities (subsection 7).
 - (4) Guyed and lattice communication towers.
 - (5) Manufacturing: fabrication.
 - (6) Marina, recreational (subsection 9.6).
 - (7) Mini-warehouses (subsection 10).
 - (8) Motor vehicle repair facilities (subsection 13).
 - (9) Multifamily dwellings (16 units per gross acre maximum allowable density) (subsection 14).
 - (10) Tattoo parlors (subsection 20).
- (d)

Reserved.

(e)

Special landscape provisions.

(1)

Special landscape provisions for development within this district are described in chapter 13, specifically section 3(c), section 3(d)(3), section 3(e), section 4(b) and section 5(d).

(f)

Special signage provisions. Special signage provisions for development within this district are described in chapter 15, specifically section 6(b) and section 7(c)(1)(b).

(g)

Special vehicular use provisions. The use of alternative surfaces for parking and other vehicular use areas shall be permitted as provided in section 6(f)(3) of chapter 12 of this code.

(h)

Special owner-occupancy provisions. The residential occupancy by a business owner and the owner's family of a structure being used for a permitted use or permitted use with special development requirements shall be permitted as provided in subsection 2(d) of chapter 20 of this code.

(Ord. No. 1991-20, 8-27-91; Ord. No. 1992-29, 11-3-92; Ord. No. 1993-58, 1-18-94; Ord. No. 1995-45, §§ 47—51, 12-19-95; Ord. No. 1996-33, § 10, 11-19-96; Ord. No. 1997-23, §§ 32, 33, 4-29-97; Ord. No. 1998-69, §§ 38, 39, 10-20-98; Ord. No. 2000-53, § 7, 2-20-01; Ord. No. 2010-8, § 6, 5-4-10; Ord. No. 2010-17, § 3, 7-20-10; Ord. No. 2013-5, § 3, 5-21-2013)