



City of Henderson

OI Permitted Uses (Office-Institutional Zoning District)

X - Requires Zoning Permit S - Requires Special Use Permit Updated 11/8/2021

Category	Description	X	S	Category	Description	X	S
1	RESIDENTIAL			7.15	Realtors, Attorneys	X	
1.1	Single Family Detached	X		7.16	Insurance	X	
1.2	Duplex	X		7.17	Other	X	
1.3	Multi-family		S	7.18	Mortgage Broker/Finance	X	
1.6	Unified Residential		S	7.2	NOT SERVICE ORIENTED		
2	GROUP HOMES: CARE FACILITIES			7.22	Broadcast Studios	X	
2.1	GROUP HOME			7.23	Other	X	
2.11	Tourist Home	X		8	INSTITUTIONAL		S
2.13	Rooming Home-Less Than 9 Guest	X		8.1	Post Office		S
2.14	Bed and Breakfast Inns		S	8.2	Municipal Offices		S
2.2	CARE FACILITY			8.3	Hospital, Sanatorium		
2.21	Day Care, Nursery-see Sec 610B.3		S	8.4	Art Galleries	X	S
2.22	Pre-School, Kindergarten	X		8.6	Meeting Facilities		
2.23	Family Care Home	X		8.8	Commercial Meeting Facility	X	
2.24	Halfway Home		S	9	SERVICES		
2.25	Nursing Home		S	9.1	PERSONAL CARE		
2.26	Orphanage		S	9.11	Beauty Salon, Barber	X	
2.27	Domiciliary Home		S	9.12	Art or Photo Studio		
2.3	Hotel/Motel		S	9.2	PAPER / COPY RELATED		
3	EDUCATIONAL			9.21	Xeroxing, Blueprinting	X	
3.1	SCHOOLS			9.23	Photo Developing	X	
3.11	Elementary and Middle		S	9.5	LAUNDRIES		S
3.12	Vocational Schools		S	9.51	Neighborhood Laundries		
3.13	Other Schools		S	10	RETAIL		
3.2	Church, Temples		S	10.2	LOW VOLUME		S
3.2a	Storefront Church		S	10.21	No Outside Display		
3.4	Libraries	X		10.3	SPECIFIC RETAIL USES		S
3.5	Homeless Shelter		S	10.31	Art or School Supplies		S
4	EMERGENCY SERVICES			10.32	Candy or Ice Cream Store		S
4.1	Police	X		10.35	Florist, Plants		S
4.2	Fire	X		10.38	Hobby Shop		S
4.3	Rescue Squad	X		10.41	Specialty Shop		S
4.4	Ambulance	X		10.43	Toy Shop		S
5	RECREATION/ENTERTAINMENT			10.44	Bakery Shop		S
5.1	WITHIN STRUCTURE			10.45	Book Shop		
5.12	Clubs, Lodges	X		10.46	Rental of Permitted Items (Unless Otherwise Specified)		S
5.15	Health Spas, YMCA	X			Outside Display*		
5.2	OUTSIDE STRUCTURE			10.47	Repair of Permitted Items (Unless Otherwise Specified)		S
5.21	Ball Fields	X			Outside Display*		S
5.22	Courts	X			Outside Display*		S
5.23	Swimming Pools	X		12	UNIFIED BUS. DEVELOPMENT		
6	RESIDENTIAL-COMMERCIAL			17	MANUFACTURING		
6.1	Home Occupations	X		17.1	SPECIFIC		S
6.2	Cyber Offices (No Walk-in business)	X		17.14	Dental Laboratories		
6.3	Hairdressing, Barber, Dressmaking		S	18	AGRICULTURAL		
7	OFFICE			18.1	AGRICULTURAL & FARMING USES		
7.1	SERVICE ORIENTED			18.11	Agricultural farming, including processing	X	S
7.11	Medical, not Clinic	X		18.12	Housing for farm workers		S
7.12	Medical, Clinic		S	18.6	Greenhouses		
7.13	Banks, no Drive-in	X		19	PARKING	X	
7.14	Banks, Drive-in		S				

Page 2 O&I Permitted Uses (Continued)

20	UTILITIES & COMMUNICATIONS						
20.1	Broadcast, Microwave, Antennas,						
	Cellular, & Telecommunications						
	towers less than 50' in height		S				
20.2	Broadcast, Microwave, Antennas,						
	Cellular, & Telecommunications						
	more than 50' in height		S				
20.3	Major public utility		S				
20.4	Telephone Exchange		S				
22	FUNERAL RELATED USES						
22.2	Cemeteries		S				
22.3	Funeral Homes		S				
24	SIGNS						
24.2	Advertising on Premises	X					
24.3	Directional	X					
	ACCESSORY USES &						
25	STRUCTURES	X					