

CHAPTER VII.2. ALLOWED USES BY DISTRICT

Exhibit VII.2.3-2 Residential Zoning Districts

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Exhibit B Use Chart

EXHIBIT VII.2.3-2 RESIDENTIAL ZONING DISTRICTS																
USES	AO	R-18	R-12	R-9	R-7.5	R-6	R-5	DU	ETH	TH	TH-2	MF-1	MF-2	MF-3	MHP	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES
EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES																
Assisted Living Facility												A	A	A		Article VII.3.15
Cemetery, Columbarium, Mausoleum	A/S	A/S	A/S	A/S	A/S	A/S	A/S	A/S	A/S	A/S	A/S	A/S	A/S	A/S	A/S	Allowed by right when as a use accessory to a religious facility, otherwise SUP required.
Continuing Care Facility												A	A	A		Article VII.3.15
Country Club or Golf Course	A	A	A	A	A	A	A	A	A	A						
Governmental Office and Service	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article VII.3.15
Long Term Care Facility												A	A	A		
Private Recreation Area/Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Public Park and Playground	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Religious Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
School, Private	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
School, Public or Parochial	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
RESIDENTIAL USES																
Dormitory for Students												A	A	A		
Dwelling, Two-Family (Duplex)					A	A	A	A		A	A					

Exhibit B Use Chart

EXHIBIT VII.2.3-2 RESIDENTIAL ZONING DISTRICTS																
USES	AO	R-18	R-12	R-9	R-7.5	R-6	R-5	DU	ETH	TH	TH-2	MF-1	MF-2	MF-3	MHP	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES
Household Care Facility	A	A	A	A	A	A	A	A	A	A	A					
Independent Living Facility												A	A	A		Article VII.3.15
Manufactured Home															A	Article VII.3.11
Manufactured Home Community															A	Article VII.3.11
Multi-Family Dwelling												A	A	A		
Single-Family Attached Dwelling								A	A	A	A					Article VII.3.16
Single-Family Detached Dwelling	A	A	A	A	A	A	A	A	A	A	A					
SERVICE USES																
Day Care Center												A	A	A		Article VII.3.6
TEMPORARY USES																
Asphalt/ Concrete Batch Plant (Temporary)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Real Estate Sales Office (Temporary)		A	A	A	A	A	A	A	A	A	A					Article VII.3.19
Temporary Construction Building	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article VII.3.19
TRANSPORTATION, UTILITY AND COMMUNICATIONS USES																
Amateur Radio Communication Antenna/ Support Structure	A	A	A	A	A	A	A	A	A	A	A					Article VII.3.5

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EXHIBIT VII.2.3-3 MIXED-USE ZONING DISTRICTS						
USES	OTC	OTMU-1	OTMU-2	MU	MU-90	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES
ACCESSORY USES						
Accessory Building	A	A	A	A	A	Article VII.3.2
Accessory Structure	A	A	A	A	A	Article VII.3.2
Accessory Use	A	A	A	A	A	
Backyard Cottage		A	A			Article VII.3.1
Accessory Dwelling Unit (Commercial)	A	A	A	A	A	Article VII.3.1
Carport		A	A			Article VII.3.2
Cemetery, Columbarium, Mausoleum	A	A	A	A	A	Allowed by right only when associated with a religious facility; otherwise not allowed.
Day Care, In-Home	A	A	A	A	A	Article VII.3.6
Home Occupation	A	A	A	A	A	Article VII.3.10
Solar Energy System	A	A	A	A	A	Article VII.3.17
Wind Energy Conversion System	A	A	A	A	A	Article VII.3.21
Electric Vehicle Charging Station	A	A	A	A	A	
AGRICULTURAL AND ANIMAL USES						

EXHIBIT VII.2.3-3 MIXED-USE ZONING DISTRICTS						
USES	OTC	OTMU-1	OTMU-2	MU	MU-90	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES
Animal Care (Indoor)			A/S	A/S	A/S	Article VII.3.3
Animal Care (Outdoor Pens or Runs)			S	S		
Veterinarian (Indoor Pens)			A/S	A/S	A/S	Article VII.3.3
Veterinarian (Outdoor Pens and Runs)				A	A	
EDUCATIONAL, INSTITUTIONAL, PUBLIC AND SPECIAL USES						
Business or Commercial School or other Institution of Education	A/S(1)		A	A	A	(1) SUP required in the Main Street Corridor Subarea when on the first floor of a building
Cemetery, Columbarium, Mausoleum		S	S		S	
Community Center			A	A	A	
Governmental Office and Service	A	A	A	A	A	
Public Park and Playground	A	A	A	A	A	
Public Utility Plant or Substation	A	A	A	A	A	
Religious Facility	A	A	A	A	A	
School, Private	A	A	A	A	A	
School, Public or Parochial	A	A	A	A	A	

EXHIBIT VII.2.3-3 MIXED-USE ZONING DISTRICTS						
USES	OTC	OTMU-1	OTMU-2	MU	MU-90	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES
MANUFACTURING AND INDUSTRIAL USES						
Brewery, Distillery, or Winery	A		A	A	A	
OFFICE AND PROFESSIONAL USES						
Medical Office and Clinic	A/S(1)&(2)		A/S(2)	A/S(2)	A/S(2)	(1) SUP required in the Main Street Corridor Subarea when on the first floor of a building Article VII.3.23
Professional and Administrative Office	A/S(1)	A	A	A	A	
RESIDENTIAL USES						
Dwelling, Two-Family (Duplex)		A	A			
Household Care Facility		A	A			
Multi-Family Dwelling	A		A	A	A	Article VII.3.22
Single-Family Attached Dwelling			A	A	A	Article VII.3.16
Single-Family Detached Dwelling		A	A	A		
RETAIL USES						
Bakery/Food Production with Retail Sales	A	A	A	A	A	
Bar	S		S			

EXHIBIT VII.2.3-3 MIXED-USE ZONING DISTRICTS						
USES	OTC	OTMU-1	OTMU-2	MU	MU-90	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES
Building Material Sales, Including Lumber Yard			S			
Food Truck Park	S		S			Article VII.3.8
Grocery Store	A		A	A	A	
Restaurant	A		A	A	A	
Restaurant, Stand Alone	A		A	A	A	
Retail Store or Shop	A		A	A	A	
SERVICE USES						
Bank or Financial Institution	A/S(1)		A	A	A	(1) SUP required in the Main Street Corridor Subarea when on the first floor of a building
Bed and Breakfast		S	S	S	S	Article VII.3.4
Commercial Amusement (Indoor)	A		A	A	A	
Day Care Center			A	A	A	Article VII.3.6
Dry Cleaning/ Laundry Service			A	A	A	
Extended Stay Hotel			S	S	S	Article VII.3.9
Fraternal Organization or Lodge						

EXHIBIT VII.2.3-3 MIXED-USE ZONING DISTRICTS						
USES	OTC	OTMU-1	OTMU-2	MU	MU-90	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES
Funeral Home or Mortuary			S	S	S	
Hotel, Motel or Inn	A		A	A	A	Article VII.3.9
Licensed Massage Therapy			A/S	A/S	A/S	Article VII.3.23
Personal Service	A		A	A	A	
Smoking Establishment			S	S		
Theater	A		A	A	A	
TEMPORARY USES						
Asphalt/Concrete Batch Plant (Temporary)						
Outside Display			A	A	A	
Seasonal Sales			A	A	A	Article VII.3.13
Temporary Construction Building		A	A	A	A	Article VII.3.19
Temporary Snow Cone Stand				S	S	
TRANSPORTATION, UTILITY AND COMMUNICATIONS USES						
Amateur Radio Communication Antenna/Support Structure			A	A		Article VII.3.5

EXHIBIT VII.2.3-3 MIXED-USE ZONING DISTRICTS						
USES	OTC	OTMU-1	OTMU-2	MU	MU-90	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES
Communication Antenna (over 25 feet in height)			A/S			Article VII.3.5
Communication Antenna (up to 25 feet in height)	A	A	A	A	A	Article VII.3.5
Communication Support Structure			A/S			Article VII.3.5
Private Utility Plant or Substation	S	S	S	S	S	
VEHICLE AND RELATED USES						
Gasoline Service Station			S	S		Article VII.3.20
Parking Garage or Structure			S	S	S	Article VII.3.20

Exhibit VII.2.3-4 Non-residential Zoning Districts

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Exhibit B Use Chart

Business or Commercial School or other Institution of Education	A		A	A	A	A		A			
Cemetery, Columbarium, Mausoleum	S	S	S	S	S	S	S	S	S		
Chapter 748 Operation		S									
Community Center			A	A	A	A			A		
Continuing Care Facility	S	A	S	A	A						Article VII.3.15
Criminal or Penal Institution										A	
Hospital		A									Article VII.3.23
Landfill Operation and Accessory Use										A	
Long Term Care Facility		A									Article VII.3.15
Governmental Office and Service	A	A	A	A	A	A	A	A	A		
Public Park and Playground	A	A	A	A	A	A	A	A	A		
Sports Field (Private), Stadium or Arena (Private)			S	S	S	S		S			
Public Utility Plant or Substation	A	A	A	A	A	A	A	A	A		
Religious Facility	A	A	A	A	A	A	A	A	A		
School, Private	A	A	A	A	A	A			A		
School, Public or Parochial	A	A	A	A	A	A			A		
MANUFACTURING AND INDUSTRIAL USES											
Asphalt/ Concrete Batch Plant (Permanent)								S			
Brewery, Distillery, or Winery				A	A	A		A			
Cleaning, Laundry and Textile Processing Plant						S		A			
Laboratory- Scientific Research and Testing		A				A	A	A			
Manufacturing, Light Intensity						A	A	A			

Exhibit B Use Chart

Manufacturing, Medium Intensity						S	A	A			
Manufacturing, Heavy Intensity							S	S			
Mining Activity										A	
Recycling Facility								S			
OFFICE USES											
Medical Office and Clinic	A	A	A	A	A	A					Article VII.3.23
Professional and Administrative Office	A		A	A	A	A					
RESIDENTIAL USES											
Dwelling Unit				S	S	S					Minimum 850 square feet per dwelling unit and must be located on the second story or higher, above a non-residential use.
Independent Living Facilities		A									Article VII.3.15
RETAIL USES											
Automobile Parts Sales			A	A	A	A					Wholly contained within a building and no service bays
Bakery/ Food Production with Retail Sales			A	A	A	A		A			
Bar				S	S	S		S			
Building Material Sales, Including Lumber Yard				S	S	S		S			
Food Truck Parks			S	S	S	S					Article VII.3.8
Grocery Store			A	A	A	A					
Kiosk			S	S	S	S					
Pawn Shop						A					
Plant Nursery, Retail Sale (Indoor)			A	A	A	A					
Plant Nursery, Retail Sale (Outdoor)			S	S	S	S		S			
Restaurant			A	A	A	A					

Exhibit B Use Chart

Restaurant, Stand Alone			A	A	A	A					
Retail Store or Shop			A	A	A	A					
SERVICE USES											
Bank or Financial Institution	A		A	A	A	A					
Beverage Container Recycling Collection Unit			S	S	S	S		S			
Commercial Amusement (Indoor)			A	A	A	A		A			
Commercial Amusement (Outdoor)				S	S	S		S			
Credit Access Business						A					
Day Care Center	A	A	A	A	A	A					Article VII.3.6
Dry Cleaning/ Laundry Service			A	A	A	A					
Extended Stay Hotel				S	S	S		S			Article VII.3.9
Flea Market - Outdoor				S	S	S		S			
Fraternal Organization or Lodge			A	A	A	A					
Funeral Home or Mortuary				S	S	S		S			
Hotel, Motel, and Inn				A	A	A		A			Article VII.3.9
Licensed Massage Therapy	A	A	A	A	A	A					Article VII.3.23
Nightclub				S	S	S		S			
Personal Service			A	A	A	A					
Recreational Vehicle Park						S		S			
Service Contractor				A	A	A	A	A			
Shooting Range, Indoor/ Outdoor						S		S			
Theater			A	A	A	A					
TEMPORARY USES											

Exhibit B Use Chart

Asphalt/ Concrete Batch Plant (Temporary)	A	A	A	A	A	A	A	A			
Seasonal Sales	S	S	A	A	A	A					Article VII.3.13
Temporary Construction Building	A	A	A	A	A	A	A	A	A		Article VII.3.19
Temporary Snow Cone Stand			S	S	S	S					
TRANSPORTATION, UTILITY AND COMMUNICATIONS USES											
Airport or Heliport						S		S			
Broadcasting Station or Studio with Towers (Radio or Television)				S	S	S		S			
Communication Antenna (Over 25 feet in height)			S	S	S	S	S	S			Article VII.3.5
Communication Antenna (Up to 25 feet in height)	A	A	A	A	A	A	A	A			Article VII.3.5
Communication Support Structure			S	S	S	S	S	S			Article VII.3.5
Helipad or Helistop		S		S	S	S		S			
Gas and Oil Drilling Related Use						S	S	S	S		
Private Utility Plant or Substation	S	S	S	S	S	S	S	S	S		
Contractor's Yard							S	S			
VEHICLE AND RELATED USES											
Auction Yard (Vehicle)						S		S			Article VII.3.20
Automobile Repair (Major)						S	A/S	A/S			Allowed by right if meeting all supplemental use regulations in Article VII.3.20, otherwise a SUP is required
Automobile Repair (Minor)			A/S	A/S	A/S	A/S	A/S	A/S			Allowed by right if meeting all supplemental use regulations in Article VII.3.20, otherwise a SUP is required
Automobile Sales and Leasing				S	S	S		S			Article VII.3.20
Automobile Salvage								S			Article VII.3.20
Boat Sales and Service				S	S	S	S	S			
Car Wash			A/S	A/S	A/S	A/S	A/S	A/S			Allowed by right if meeting all supplemental use regulations in Article VII.3.20, otherwise a SUP is required

Exhibit B Use Chart

Farm Implement Sales and Service				S	S	A		S			Article VII.3.20
Gasoline Service Station			S	A/S	A/S	A/S		A/S			Allowed by right if meeting all supplemental use regulations in Article VII.3.20, otherwise a SUP is required
Heavy Equipment Sales/ Rental and Service						S		S			Article VII.3.20
Junk Yard								S			Article VII.3.20
Manufactured Home Display and Sale						S		S			Article VII.3.20
Motor Freight Terminal						S	S	S			Article VII.3.20
Motorcycle Sales and Service				S	S	S		S			Article VII.3.20
Recreational Vehicle Sales and Service						S		S			Article VII.3.20
Recreational Vehicle Storage						S	S	S			Article VII.3.20
Truck Parking Lot							S	S			Article VII.3.20
Wrecker Service								S			Article VII.3.20
WAREHOUSE AND STORAGE USES											
Outside Storage (Principal Use)							S	S			Article VII.3.12
Self-Service Storage Facility						S	S				Article VII.3.14
Storage Warehouse with Outside Storage Yards							S	S			Article VII.3.12
Warehouse Distribution Facility						A	S	A			
Wholesale Establishment				S	S	S	S	A			
