
2.3 PERMITTED USES

2.3.1 PERMITTED USES BY ZONING DISTRICT

- a. The use of property within each respective zoning district is limited to the specific uses or classes of uses permitted herein by right or as conditional uses. Principal uses shall be permitted in accordance with Table 2.3-1 (Permitted Principal Uses) and accessory uses shall be permitted in accordance with Table 2.3-2 (Permitted Accessory Uses), subject to additional limitations and regulations contained herein. Uses permitted in the LD (Limited Development) District shall be permitted in accordance with Table 2.3-3 (Permitted and Accessory Uses in LD). The specific uses or classes of uses are as listed and defined in the Master Use List. Certain principal and accessory uses are further defined and regulated in Article 5 (Standards for Specific Uses). Use limitations within the Green Swamp Area of Critical State Concern are set forth in Section 6.3.

Commentary: Look again

Tables 2.3-1, 2.3-2 and 2.3-3 are the primary tools for determining which uses are permitted in the various zoning districts. However, there are exceptions. Refer to Article 5 (Standards for Specific Uses) for use regulations that apply to certain unique uses. Refer to Section 2.4 (Conditional Uses) for regulations specific to conditional uses. Refer to Section 6.3 (Green Swamp Area of Critical State Concern) if the property is located in the Green Swamp Area of Critical State Concern.

- b. The use of property located within Planned Unit Development zoning districts shall be in accordance with this section unless otherwise specified in the ordinance establishing the PUD.
- c. The use of property located within SPI Districts shall be in accordance with this section unless otherwise specified in the ordinance establishing the SPI District. To the extent specified in the ordinance, the use regulations may supersede or modify the use regulations of the underlying zoning district.
- d. Determinations regarding the proper classification of uses not specifically listed herein shall be made by the Director of Community Development based on the classification or category which is most similar in terms of its land use impacts.

(Ord. No. 5455, § 2, 07-21-14)

KEY TO THE USE TABLES

Table 2.3-1 PERMITTED PRINCIPAL USES

Table 2.3-2 PERMITTED ACCESSORY USES

Table 2.3-3 LIMITED DEVELOPMENT DISTRICT (LD)

P = Use is permitted By Right

C = Use is permitted by Conditional Use

Blank = Use is Not Permitted

Some of the uses listed in the tables are general use categories that include more than one specific use in the Master Use List. Where a P or C indicates a general category, all of the specific uses under that category in the

Master Use List are permitted. Where a P or C indicates a specific use, only that specific use is permitted. Example: In C-2, all Convenience Sales and Personal Service Uses are permitted. However, in C-1 only certain Convenience Sales and Personal Service Uses are permitted and they are called out separately.

Refer to Article 5 for regulations governing certain uses having unique operating characteristics or impacts.

Refer to Section 6.3 for use limitations in the Green Swamp Area of Critical State Concern.

Table 2.3-1: Permitted Principal Uses																			
USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS						
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 ^{2,4}
Residential																			
Convents & Monasteries						P	P	P											
Dormitories						C	C	C				P							
Fraternities & Sororities						C	C	C				P							
Ground Floor Residential Uses within an Existing Non-Residential Building																		p ¹⁵	p ¹⁵
Mobile Home									P										
Multi-Family						P	P	P		p ³								P	P
Multi-Family Affordable Housing Projects in Non-Residential Zoning Districts													p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴		
Multi-Family for the Elderly						P	P	P		p ³								P	P
Residential Above 1 st Floor										P	P							P	P
Residential, Above 1 st fronting TOC										P	P		P	P					
Rooming Houses & Hostels, Level I							C						P	P				C	C
Single-Family, Attached			C	C	P	P	P	P		P									
Single-Family, Detached	P	P	P	P	P	p ¹ / /C ¹	p ¹ / /C ¹	p ¹ / /C ¹		p ²									
Two-Family					P	C	C	C		C									
Office																			

Office Uses, Medical											P	P	P	P	P	P	P	P	P	P	P	C	
Office Uses, Non-Medical											P	P	P	P	P	P	P	P	P	P	P	P	P
Office-Type R & D											P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial																							
Commercial Lodging Uses																							
Bed & Breakfast			C	C	C	C	C	P			P			P	P						P	P	
Hotels											P	P	P	P	P	P	P	P	P	P	P	P	P
Motels															P	P	P	P					
Motor Vehicle Oriented Uses																							
Commercial Vehicle, Construction Equipment & Trailers, Sales, Rental & Service																							
Drive- Through/Drive- In Facilities															P	P	P	P				C	
Mobile Home, Boat, Recreational Vehicle Sales, Rental & Service															C								
Motor Vehicle Fuel Sales, Minor															P	P	P	P					
Motor Vehicle Fuel Sales, Major															C ¹³	C ¹³	C ¹³	C ¹³					
Motor Vehicle Parts & Accessory Stores															P	P	P	P					
Motor Vehicle Rental														C	P								
Motor Vehicle Sales, New															P					P			
Motor Vehicle Sales, Used															C								
Motor Vehicle Service & Repair, Minor															C	P	P	P	P			C	

Motor Vehicle Service & Repair, Major														C						
Off-Street Parking, Surface	C	C	C	C	C	C	C	C		P	P	P	C	P	P	P	P	C	C	
Off-Street Parking, Structure												P		P	P	P	P	C	C	
Recreational Vehicle Parks								C												
Personal Services Uses																				
Banks, Credit Unions and Savings & Loan Associations										C	C	P	C	P	P	P	P	P	C ⁵	
Barber Shops, Hair Salons & Day Spas										P	P	P	P	P	P	P	P	P	P ⁵	
Exercise, Fitness & Martial Arts Studios										P	P	P	P	P	P	P	P	P	P ⁵	
Funeral Homes & Crematoriums										P	P	P		P		P	P			
Kennels														p ⁶			p ⁶			
Laundry & Cleaning Establishments, Retail													C	P	P	P	P			
Music & Dance Studios										P	P	P	P	P	P	P	P	P	P ⁵	
Payday Loan, Title Loan & Check Cashing Services														p ¹¹			p ¹¹			
Pet Grooming & Pet Day Care														P	P	P	P	P	P ⁵	
Repair-Oriented Services														P	P	P	P	P	C ⁵	
Tattoo Parlors & Body Art Establishments													C	P	P	P	P			
Tax Preparation Services, Retail														P	P					
Veterinary Clinics &										P				P	P	P	P			

Neighborhood Convenience Centers			C	C	C	C	C	C		C	C								
Office Support Retail & Services Uses											P	P	P	P	P	P	P	P	P
Outdoor Sales, New & Used, as a Principal Use														P					
Pawn Shops														p ¹¹		p ¹¹	p ¹¹		
Plant Nurseries & Greenhouses														P					
Rent-To-Own Stores														p ¹¹					
Shopping Centers, Neighborhood														p ¹²	P	P	P	P	C
Shopping Centers, Community																P	P		
Shopping Centers, Regional																P			
Thrift & Secondhand Stores														P					
Tobacco & Vape Shops														P	P	P	P	P	C
All Other Retail Sales Uses, Not Specified, Indoors													P	P	P	P	P	P	P
Recreation & Entertainment Uses																			
Adult (Regulated) Uses																	C	C	
Adult Game Arcades														C		C	C	C	C
Bars, Lounges and Related Entertainment Uses											C		P		P	P			
Bars, Lounges and Related Entertainment Uses located within building containing at least 50,000 sq.																		P	P ⁸

Industrial-type Service Establishments, Level II																			
Industrial-type Service Establishments, Level III																			
Outdoor Storage of Boats, Motor Home and Trailers, Retail Service												C							
Outdoor Storage of Boats, Motor Home and Trailers as a Principal Uses																			
Outdoor Storage of Medium-Duty and Heavy-Duty Trucks, Semi-Trailers, Multi-Trailers, and Construction Equipment, Tools and Vehicles as a Principal Use																			
Pest Control Services																			
Recycling Collection Centers												P		P	P				
Industrial Uses																			
Industrial Uses, Level I																			
Industrial Uses, Level II																			
Industrial Uses, Level III																			
Research & Development Facilities of an																			

Industrial Nature																				
Scrap, Waste and Reclaimed Materials Trade, Level I																				
Scrap, Waste and Reclaimed Materials Trade, Level II																				
Warehousing & Wholesale Trade Uses																				
Mini-Warehousing & Storage																			P	
Warehousing & Motor Freight Transportation Uses, Level I																				
Warehousing & Motor Freight Transportation Uses, Level II																				
Warehousing & Motor Freight Transportation Uses, Level III																				
Wholesale Trade Uses, Level I																				
Wholesale Trade Uses, Level II																				
Wholesale Trade Uses, Level III																				
Community Facilities																				
Churches, Synagogues and Other Houses of Worship	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷
Colleges, Junior Colleges, Universities & Seminaries	C	C	C	C	C	C	C	C				P		P		P	P	P	P	P
Community Gardens	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Day Care Center	C	C	C	C	C	C	C	C		C	P	P	P	P	P	P	P	P	P	P

Hospitals & Emergency Rooms											C	P		C					P	
Institutional Residential, Level I						C	C	C		C	C	C	C		C	C				
Institutional Residential, Level II						C	C	C		C	C	C	C		C	C				
Institutional Residential, Level III												C	C			C				
Nursing Homes						C	C	C		C	C	C	C		C	C			C	C
Transient Lodging & Social Services								C		C			C	C						
Infrastructure & Transportation																				
Airports, Landing Fields & Heliports																				
Broadcast & Transmission Towers	C	C	C	C	C	C	C	C		P	P	P		P				P		
Broadcast & Transmission Towers atop Buildings Greater than 50 ft. in Height																			P	
Communication Studios	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	P	P
Ground-Mounted Personal Wireless Service Facilities	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
Railroad Marshalling Yards																				
Solar Power Generation Facilities																				
Transit Storage & Maintenance Facilities																				
Transit Terminals															P			P	C	

Utility & Essential Service Facilities, Level I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility & Essential Service Facilities, Level II	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility & Essential Service Facilities, Level III																					
Agricultural, Forestry & Mining Uses																					
Agricultural Production, Crops, Level I																					
Agricultural Production, Crops, Level II	See Table 2.3-3																				
Agricultural Production, Livestock, Level I																					
Agricultural Production, Livestock, Level II																					
Agricultural Services																					

Footnotes:

- 1 By right: single-family detached residential buildings on lots which were platted and of public record on or before March 1, 1993, in accordance with single-family district development regulations. By conditional use: subdivisions for single-family detached residential, platted and placed on public record after March 1, 1993, designed for development in accordance with single-family district development standards.
- 2 In accordance with RA-3/RA-4 standards for applicable context sub-district.
- 3 In accordance with MF-22 standards for applicable context sub-district.
- 4 For all properties zoned C-7 on Kentucky and Tennessee Avenues and those segments of Lemon, Main and Pine Streets between Florida Avenue and Massachusetts Avenue, the retail and/or service uses shall occupy at least 60 percent of the building street frontage at the street level.
- 5 Denotes uses which qualify as retail or service for purposes of complying with core ground floor use requirements specified in footnote no. 4.
- 6 All facilities in completely enclosed buildings.
- 7 Minimum lot area of 20,000 square feet; 40,000 square feet if total seating capacity over 150.

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- ⁸ In accordance with the development standards specified by Section 5.8.
- ⁹ Shall not be located within 500 feet of the real property that comprises a public or private elementary school, middle school or secondary school unless the location is approved by the Planning & Zoning Board following a public hearing and upon a determination by the Board that the location promotes the health, safety and the general welfare of the community.
- ¹⁰ Up to 10% of the floor area may be used for retail sales accessory to the principal use. Such sales must be directly related to a manufacturing activity or service which is the principal use on the premises. Examples include, but are not limited to, a tasting room for a brewery, a showroom, or a clearance center to allow for sales of surplus or returned goods from a warehouse.
- ¹¹ Minimum separation of distance of 1/4th of a mile (1,320 ft.) from another such use.
- ¹² If greater than 40,000 sq. ft. of floor area, conditional use required.
- ¹³ Subject to specific locational standards and a minimum setback of 300 feet from any residential zoning districts.
- ¹⁴ Subject to certain location criteria, development standards and compatibility review before the Planning & Zoning Board as specified in Article 5, Section 5.26.
- ¹⁵ Subject to LDDA approval and Compatibility Review by the Planning & Zoning Board.
- (Ord. No. 5455, 07-21-14; Ord. No. 5522, 07-20-15, Ord No 5645, 07-17-17, Ord No 5717, 06-18-18; Ord. No. 5792, § 1.2(Att. A), 11-18-19; Ord. No. 5900, § 2(Att. A), 10-18-21; Ord. No 5976, § 2(Att. A), 3-20-23; Ord. No 6049, § 2(Att. A), 9-16-24)