

CHAPTER III - USE REGULATIONS

12A-301 PRINCIPAL USES AND USE REGULATIONS

Purpose and Intent:

Principal uses are the uses permitted in each Zoning District. These are shown in Table 3A, “Authorized Uses in Zoning Districts.” The intent is to allow and regulate uses which are deemed compatible with the purpose of that district, with or without conditions; or to restrict uses.

Use regulations are “Conditions of Use.” These conditions are requirements which must be met to comply with the Zoning Ordinance.

The three classifications of use are “Permitted”, “Conditional”, and “Special Exception” as defined below and as listed in Table 3A (Where no classification of use is shown (a blank cell), that use is prohibited in the zoning district):

1. Permitted Use.

Permitted use is the Principal Use allowed in a Zoning District. It is a use of right. By way of example, single family detached dwelling units are permitted in all residential zoning districts, R-1, R-2, and R-3. However, multi-family residential units are only permitted in the R-3 Zoning District. A “P” indicates that a use type is a permitted use.

2. Conditional Use.

Conditional uses are uses that are permitted within a Zoning District only when the identified conditions for that particular use have been met and the zoning permit application approved by the Planning Director. Conditions for each use are specified in Section 12A-302, “Conditions of Use.” A “C” indicates that a use type is a conditional use.

3. Special Exception.

Special Exceptions may only be granted by the Board of Zoning Appeals. These are uses which are generally compatible with the permitted land uses in a Zoning District, but which require specific review of the location of the site and the design, configuration and operation of the proposed use, as well as the possibility of imposition of conditions in order to ensure the compatibility of the use at a particular location within the Zoning District. Section 12A-507 provides a complete description and requirements for “Special Exceptions.” An “S” indicates that a use type requires a Special Exception.

Table 3A. Authorized Uses in Zoning Districts

P=Permitted Use C=Conditional Use S=Special Exception

USE CATEGORY	PRINCIPAL USES	ZONING DISTRICTS										Conditional Use Reference	
		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC		
RESIDENTIAL													
	Single-Family Detached	P	P	P							C		1
	Single-Family Attached, also known as Townhouses or Patio Homes		P	P							C		1
	Duplex		P	P							C		1
	Multi-Family (including Townhouses and Apartments)			P							C		1
CIVIC / INSTITUTIONAL													
COURTS AND PUBLIC SAFETY													
	Court of Law								P				
	Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection								P				
EDUCATIONAL SERVICES													
	Day Care										C		1
	Pre-school or Educational Nursery				C						C		2
	Personal Improvement Education, including Golf or Fine Arts Schools					C	C		C				2
HEALTH CARE SERVICES													
	Physicians' and Dentists' Offices				P						C		3
	Medical Clinics-Outpatient Services				C								3

TABLE 3A AUTHORIZED USES IN ZONING DISTRICTS

USE CATEGORY	PRINCIPAL USES	ZONING DISTRICTS										Conditional Use Reference	
		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC		
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS													
	Historical Sites	C	C	C	P	C	C	C	P	C			4
	Libraries or Archives				P	C	C	C		C			4
	Museums or Art Galleries				P	C	C	C		C			4
	Nature Exhibitions					C	C		P	C			4
	Botanical Gardens or Arboretums				P	C	C		P	C			4
POSTAL SERVICE													
	Postal Service, United States				P					C			5
RECREATION AND ENTERTAINMENT													
	Community Recreation, including Sports Activities, Playgrounds and Athletic Areas, or Swimming Areas (beaches and pools)				C	C	C		C				6
	Golf Courses or Country Clubs								C				6
	Parks	P	P	P	P	C	C	C	P	C	P		6
	Motion Picture and Live Theaters				C	C	C						6
	Recreation or Vacation Camps				C				C				6
	Recreational Equipment Storage				C	C	C	C	C				6
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS													
	Business and Professional Organizations				P								
	Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities				P								
	Church, Synagogue, Temple or Religious Assembly				P			P					

TABLE 3A AUTHORIZED USES IN ZONING DISTRICTS

USE CATEGORY	PRINCIPAL USES	ZONING DISTRICTS										Conditional Use Reference	
		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC		
UTILITIES AND WASTE-RELATED USES													
	Utility Service, Major												
	Electric Substation				S	S	S	S			C		1
	Electrical or Telephone Switching Facilities							C					7
	Electricity or Water Maintenance Facilities							P					
	Sewage Pumping Control Stations	S	S	S	C	C	C	P	C	C			7
	Sewage Sludge Drying Beds							P					
	Water Pressure Control Stations				C	C	C	P	C				7
	Water or Sewage Treatment Facilities							P					
	Water Storage Tanks							P		C			1
	Utility Service, Minor												
	Electric or Gas Power Distribution	C	C	C	C	C	C	P	C	C			7
	Sewage Collection Service Lines	C	C	C	C	C	C	P	C	C			7
COMMERCIAL ACCOMMODATIONS													
	Hotels or Inns						C/S	C/S					8
FINANCIAL SERVICES													
	Banks				C								9
	Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers				C								9

TABLE 3A AUTHORIZED USES IN ZONING DISTRICTS

USE CATEGORY	PRINCIPAL USES	ZONING DISTRICTS											Conditional Use Reference
		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC		
FOOD AND BEVERAGE SERVICES													
	Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges				S	S	S						
	Catering Services				C	C	C						10
	Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants, or accessory uses to a Golf Course, Club House, or Recreational Area (without alcoholic beverages)				P	C	C		S	C			10
	Restaurant, General, including Cafeterias, Diners, Delicatessens, Full-Service Restaurants, or accessory uses to a Golf Course, Club House, or Recreational Area (with alcoholic beverages)				C	C	C		C/S	C			10
INFORMATION INDUSTRIES													
	Advertising Services (not including advertising signs)				C								11
	News Syndicate Services				P								
	Radio and Television Broadcasting Studios (only)				C	C	C						11
	Data Processing Services				P								

TABLE 3A AUTHORIZED USES IN ZONING DISTRICTS

USE CATEGORY	PRINCIPAL USES	ZONING DISTRICTS										Conditional Use Reference	
		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC		
OFFICES													
	<i>Real Estate Sales and Services</i>				P	P	P				C		1
	Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement or Ticketing Services				P								
	Government Offices				P			C			C		12
	Legal and other Professional Services, including Accounting, Tax Preparation, Architectural, or Engineering				P								
OTHER NONRESIDENTIAL DEVELOPMENT													
	Communications Towers							C	C	C			13
	Convention Center or Visitors Bureaus				C			C					14
REPAIR AND MAINTENANCE SERVICES													
	Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops				C								15
	Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes (enclosed area only)				C			C					15

TABLE 3A AUTHORIZED USES IN ZONING DISTRICTS

USE CATEGORY	PRINCIPAL USES	ZONING DISTRICTS										Conditional Use Reference	
		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC		
RETAIL SALES													
	Non-store Retailers												
	Direct Selling Establishments				C								16
	Electronic Shopping or Mail-Order Houses				C								16
	Building Materials or Garden Equipment and Supplies Retailers												
	Hardware Stores				C								16
	Home Improvement Centers				C								
	Garden Supplies Centers or Nursery and Greenhouse Retail Centers				C								16
	Paint, Varnish, Glass, or Wallpaper Stores				C								16
	Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops				C								16
	Liquor, Beer, or Wine Sales				C								16
	Retail Sales or Services, General												
	Antique Stores				C								16
	Department Store or Limited Price Variety Stores				C								16
	Art, Hobby, Musical Instrument, Toy, or Related Products Stores				C	C	C						16
	Sporting Goods or Bicycle retail and rental				C	C	C						16
	Book, Stationary, Newspaper, or Magazine retail				C	C	C						16
	Cameras or Photographic Supplies Stores				C	C	C						16
	Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Stores, Florists				C	C	C		C				16
	Convenience Stores (less than 5000 sq. ft. gross floor area per establishment)				C	C	C						16
	Drug Stores or Pharmacies (less than 5000 sq. ft. gross floor area per establishment)				C	C	C						16
	Electronics, Appliance, Electrical Supplies, or Related Products Stores				C								16
	Furniture, Cabinet, Home Furnishings, or Related Products Stores				C								16
	Gifts, Novelties and Souvenir Stores				C	C	C						16
	Optical Goods				C								16

TABLE 3A AUTHORIZED USES IN ZONING DISTRICTS

USE CATEGORY	PRINCIPAL USES	ZONING DISTRICTS										Conditional Use Reference	
		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC		
RETAIL SALES													
	Private Postal or Mailing Services				C								16
	Tobacconists				C	C	C						16
	Service Stations, Gasoline (with or without convenience stores)				C								16
RETAIL OR PERSONAL SERVICES													
	Consumer Convenience Services												
	Locksmiths				C								16
	Tailors or Seamstresses				C	C	C						16
	Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons				C	C	C						16
	Personal Improvement Services, including Health or Physical Fitness Studios, Reducing Studios, and Spas				C	C	C						16
	Photographic Services, including one-hour photo finishing				C	C	C						16
CONSTRUCTION SERVICES													
	Construction Services							C					17
WAREHOUSE AND STORAGE FACILITIES													
	Warehouse and Storage Facilities							C					18
VEHICLE STORAGE													
	Vehicle Storage, including boat or RV Storage							C					19
RECYCLING SERVICES													
	Recycling Collection, Drop-Off							C					20
TRANSPORTATION													
	Taxi Stands				C	C	C						
	Bus Passenger Stands				C	C	C						21

