

## 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 that 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 that 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			I
	Single-Family Attached, also known as Townhouses or Patio Homes		P	P									C			I
	Duplex		P	P									C			I
CIVIC / INSTITUTIONAL	Multi-Family (including Townhouses and Apartments)			P									C			I
COURTS AND PUBLIC SAFETY																
	Court of Law										P					
EDUCATIONAL SERVICES	Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection										P					
	Day Care													C		I
	Pre-school or Educational Nursery								C					C		2
	Personal Improvement Education, including Golf or Fine Arts Schools									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							4
	Museums or Art Galleries				P	C	C	C							4
	Nature Exhibitions					C	C								4
	Botanical Gardens or Arboretums				P	C	C								4
	Postal Service, United States														
RECREATION AND ENTERTAINMENT	Community Recreation, including Sports Activities, Playgrounds and Athletic Areas, or Swimming Areas (beaches and pools)				C	C	C								6
	Golf Courses or Country Clubs														6
	Parks	P	P	P	P	C	C	C	P	C	P	C	P		6
	Motion Picture and Live Theaters				C	C	C								6
	Recreation or Vacation Camps				C										6
	Recreational Equipment Storage				C	C	C	C	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				

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		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	C	C	C	C	P					7	
	Sewage Sludge Drying Beds											P						
	Water Pressure Control Stations				C	C	C	C	C	C	C	P					7	
	Water or Sewage Treatment Facilities											P						
	Water Storage Tanks											P			C			1
	Utility Service, Minor																	
COMMERCIAL ACCOMMODATIONS	Electric or Gas Power Distribution	C	C	C	C	C	C	C	C	C	C	P		C			7	
	Sewage Collection Service Lines	C	C	C	C	C	C	C	C	C	C	P		C			7	
	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	

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		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
INFORMATION INDUSTRIES	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
	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											

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OFFICES																	
	<i>Real Estate Sales and Services</i>				P	P	P							C			I
	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																
	Convention Center or Visitors Bureaus				C						C			C			13
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

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		R-1	R-2	R-3	C	RST-1	RST-2	CS	PR	PD	KC							
RETAIL SALES	<b>Non-store Retailers</b>																	
	Direct Selling Establishments																	
	Electronic Shopping or Mail-Order Houses				C											16		
	<b>Building Materials or Garden Equipment and Supplies Retailers</b>				C											16		
	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		
	<b>Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops</b>				C											16		
	<b>Liquor, Beer, or Wine Sales</b>				C											16		
	<b>Retail Sales or Services, General</b>																	
	Antique Stores				C											16		
	Department Store or Limited Price Variety Stores				C											16		
	Art, Hobby, Musical Instrument, Toy, or Related Products Stores				C	C										16		
Sporting Goods or Bicycle retail and rental				C	C										16			
Book, Stationary, Newspaper, or Magazine retail				C	C										16			
Cameras or Photographic Supplies Stores				C	C										16			
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Stores, Florists				C	C					C					16			
Convenience Stores (less than 5000 sq. ft. gross floor area per establishment)				C	C										16			
Drug Stores or Pharmacies (less than 5000 sq. ft. gross floor area per establishment)				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										16			
Optical Goods				C											16			