

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

6.2 Permitted Use Table.

Permitted Primary Uses	Sub-Districts								Special Condition	
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287		
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone				
Automobile/Vehicle Service Use Group										Refer to Section 6.3
1. Auto Glass, Upholstery or Muffler Shop		S	S	S	S	S			P	See Notes 1 and 2
2. Car Wash, Excluding Self-Service		S	S		S				P	See Notes 1 and 2
3. Auto Painting or Body Repair									P	See Notes 1 and 2
4. Auto Parts or Accessory Sales (Indoor)	S	S	S	S	S	S	S	S	P	
5. Auto Rental	S	S	S	S	S	S	S	S	P	
6. Auto Sales, In Building	S	S	S	S	S	S	S	S	P	
7. Gasoline Station	S	S	P	S	S	S	S	S	P	
8. Truck or Heavy Vehicle Repair									P	See Notes 1 and 2
9. Auto Service or Repair									P	See Notes 1 and 2
Commercial and Warehouse Use Group										Refer to Section 6.3
1. Bakery or Confectionery Wholesale		S							P	
2. Bottle Works Wholesale		S							P	
3. Building Material or Lumber Yard									S	See Note 2
4. Cabinet Making		S							P	
5. Woodworking Shop		S							P	
6. Chemical Products, Bulk Storage									P	
7. Upholstery		S							P	

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			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
8. Cleaning, Laundry Plant		S						P	
9. Dyeing Plant								S	
10. Cleaning Plant, Other Than Clothing and Linen								P	
11. Clothing Mfg. or Light Fabrication and Assembly		S						P	
12. Contractor Shop and Storage Yard (outside)								P	See Note 1
13. Heavy Machinery Sales, Service or Storage								P	See Note 1
14. Job Printing		S						P	
15. Newspaper Printing		S						P	
17. Maintenance or Repair Services For Buildings		S						P	
19. Paint Shop or Paint Mixing, Wholesale or Warehouse		S						P	
20. Plumbing, Electrical or Air Conditioning Sales and Service		S	S				S	P	
22. Scientific or Research Laboratories	S	S	S	S	S			S	P
23. Storage or Sales Warehouse		S	S	S	S			P	

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			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
24. Wholesale Office or Sample Room Only		S	S	S	S	S	S	P	
Educational, Institutional and Special Use Group									Refer to Section 6.3
1. Art Gallery or Museum	P	P	P	P	P	P	P	P	
2. Church or Rectory	P	P	P	P	P	P	P	P	
3. College, University, Business or Professional School	P	P	P	P	P	P	P	P	
4. Community Center, Public	P	P	P	P	P	P	P	P	
5. Day Nursery or Child Care Center	P	P	P	P	P	P	P	P	
6. Elementary or Secondary School	P	P	P	P	P	P	P	P	
7. Fraternal Organization, Lodge or Civic Club	P	P	P	P	P	P	P	P	
8. Hospital/Home/Center for Substance Addiction or Psychiatric Patients	S	S	S	S	S	S	S	S	See Note 3
9. Hospital/Home/Center for General, Acute or Chronic Care	P	P	P	P	P	P	P	P	
10. Kindergarten, Private	P	P	P	P	P	P	P	P	
11. Labor Union or Similar Union Organization	P	P	P	P	P	P	P	P	
12. Library, Public	P	P	P	P	P	P	P	P	
13. Mortuary or Funeral Chapel	P	P	P	P	P	P	P	P	

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	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287		
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14. Nursing or Assisted Living Facility	P	P	P	P	P	P	P	P	P	
15. Public Park, Playground	P	P	P	P	P	P	P	P	P	
16. Vocational or Trade School	P	P	P	P	P	P	P	P	P	
General Retail Use Group										Refer to Sec. 6.3
1. Bakery or Confectionery Store, Retail	P	P	P	P	P	P	P	P	P	
2. Book Store, Retail	P	P	P	P	P	P	P	P	P	
3. Camera and Photography Supply	P	P	P	P	P	P	P	P	P	
4. Cleaning and Laundry, Retail	P	P	P	P	P	P	P	P	P	
5. New Clothing or Department Store	P	P	P	P	P	P	P	P	P	
6. Drug Store or Pharmacy	P	P	P	P	P	P	P	P	P	
7. Florist, Retail	P	P	P	P	P	P	P	P	P	
8. Food or Beverage Sales Store	P	P	P	P	P	P	P	P	P	
9. Furniture, Home Furnishings or Appliance Store	P	P	P	P	P	P	P	P	P	
10. Upholstery, Retail	P	P	P	P	P	P	P	P	P	
11. Gift Store	P	P	P	P	P	P	P	P	P	
12. Handicraft or Art Object Sales Store	P	P	P	P	P	P	P	P	P	
13. Hobby, Toy or Game Store	P	P	P	P	P	P	P	P	P	
14. Jewelry Store	P	P	P	P	P	P	P	P	P	
15. Luggage or Leather Goods Store	P	P	P	P	P	P	P	P	P	

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16. Nursery or Garden Store, Retail	P	P	P	P	P	P	P	P	Special Condition
17. Pet Shop	P	P	P	P	P	P	P	P	
18. Retail and Service Establishments Not Elsewhere Listed (Indoor)	S	S	S	S	S	S	S	S	
19. Sewing, Needlework and Goods Store	P	P	P	P	P	P	P	P	
20. Stationery or Office Supply Store	P	P	P	P	P	P	P	P	
21. Sporting Goods or Bicycle Store	P	P	P	P	P	P	P	P	
General Service and Office Type Use Group									Refer to Section 6.3
1. Advertising Agencies	P	P	P	P	P	P	P	P	
2. Drive-In Banking Facilities	P	P	P	P	P	P	P	P	
3. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P	P	P	P	P	
4. Beauty Shop or Barber Store	P	P	P	P	P	P	P	P	
5. Catering Service	P	P	P	P	P	P	P	P	
6. Computer and/or Data Processing Services	P	P	P	P	P	P	P	P	
7. Eating Places with Drive-In Service		S	S	S	S	S	S	S	
8. Eating Places without Drive-In Services	P	P	P	P	P	P	P	P	
9. Fix-It Shop or Household Appliance Service and Repair		S	S	S	S	S	S	S	

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10. Agents for Garment Pressing, Laundries or Dry Cleaning	P	P	P	P	P	P	P	P	Special Condition	
11. Key Shop	P	P	P	P	P	P	P	P		
12. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P	P	P	P	P		
13. Medical or Dental Laboratories	P	P	P	P	P	P	P	P		
14. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P	P	P	P	P		
15. Office, Professional or Administration	P	P	P	P	P	P	P	P		
16. Personnel Supply Services	P	P	P	P	P	P	P	P		
17. Pet Grooming	P	P	P	P	P	P	P	P		
18. Private Club or Lodge	P	P	P	P	P	P	P	P		
19. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P	P	P	P	P		
20. Studio for Photographer, Musician or Artist	P	P	P	P	P	P	P	P		
21. Tailor or Dressmaking Shop	P	P	P	P	P	P	P	P		
22. Veterinarian Office Only	P	P	P	P	P	P	P	P		
Government Use Group										Refer to Section 6.3
1. Federal, State or Municipal Building	P	P	P	P	P	P	P	P		
2. Fire Station or Similar Public Safety Building	P	P	P	P	P	P	P	P		

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3. Public Utility Shop or Storage								P	
Hotels, Group Quarters and Other Lodging Places									Refer to Section 6.3
1. Age Restricted Senior Living Facility	S	S	S	S	S	S	S	S	
2. Hotel	P	P	P	P	P	P	P	P	See Note 2
Manufacturing and Industrial Use Group									Refer to Section 6.3
1. Aircraft Hardware or Parts Manufacturing								P	
2. Appliance (Small) Manufacturing		S						P	
3. Container Manufacturing (Wood, Paper or Plastic)		S						P	
4. Creamery/Dairy Products Mfg. or Wholesale Distribution								P	
5. Electrical Component Manufacturing		S						P	
6. Electroplating								P	
7. Food Processing								P	
8. Furniture, Cabinet Manufacturing		S						P	
9. Kitchen Equipment								P	
10. Ice Cream Manufacturing								P	
11. Ice Manufacturing or Storage								P	

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12. Machine Shop or Welding		S						P	
13. Metal Fabrication Plant									P
14. Paper Products Manufacturing		S							P
15. Stone Monument Works									P
16. Temporary Batch Plant	P	P	P	P	P	P	P	P	See Note 2
17. Textile or Garment Manufacturing		S							P
18. Industries Not Elsewhere Listed		S							S
Natural Resource and Extractions Use Group									
1. Oil or Gas Well Drilling or Production	S	S	S	S	S	S	S	S	See Note 2
Recreation and Entertainment Use Group									Refer to Section 6.3
1. Amusement, Commercial (Indoor)	P	P	P	P	P	P	P	P	P
2. Bar, Dance Hall or Night Club	S	S	S	S	S	S	S	S	See Note 1
3. Bowling Alley	P	P	P	P	P	P	P	P	P
4. Coin-Operated Amusement Devices	P	P	P	P	P	P	P	P	P
5. Membership Sport or Recreation Club	P	P	P	P	P	P	P	P	P
6. Parks	P	P	P	P	P	P	P	P	P
7. Roller or Ice Skating Rink	P	P	P	P	P	P	P	P	P
8. Cinema or Movie Theater (Indoor only)	P	P	P	P	P	P	P	P	P

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									Special Condition
Residential Use Group									Refer to Section 6.3
1. Townhouse/Brownstone	P	P	P	P	P	P	P	P	
2. Apartments	S	S	S	S	S	S	S	S	
3. Live-Work Unit	P	P	P	P	P	P	P	P	

Notes:

1. This land use is not permitted as a primary use within 300' of the right-of-way of Highway 287 and Highway 360.
2. This land use must comply with the special conditions and restrictions imposed on this or similar land use in the Mansfield Zoning Ordinance and other applicable city ordinances.
3. This land use must have a full time medical and nursing staff, a minimum of 80 beds, and located on a minimum of 40 acres.