

## **FH-2 Zoning Use Summary**

Zoning: FH-2 - allows for a variety of uses including veterinary offices, retail, medical, office, museums, and art galleries

### **FH-2 - Federal Highway Medium-High Intensity Mixed-Use District Uses**

#### **Main Permitted Uses**

- Adult Educational Facilities(1)
- Amusement Uses (Indoor and Outdoor)
- Antique, Consignment, Collectible, and Vintage Store
- Artisan and Maker Manufacturing and Space
- Assembly of Pre-manufactured Parts for Sale on Premises
- Automotive Rental
- Bar, Lounge, or Night Club
- Bed and Breakfast Inn
- Car Wash(2)
- Coin Laundry(3)
- Commercial Uses
- Dry Cleaner
- Food Processing
- Funeral Home
- Hotel
- Institutional
- Live-Work
- Microbrewery, Microdistillery, and Microwinery
- Motel
- Multi-Family Residential (except on the ground floor adjacent to Federal Highway)
- Museum, Art Gallery, and Similar Cultural Uses
- Office
- Parking Lots and Garages (Commercial)
- Personal Service
- Place of Worship, Meeting Hall, and Fraternal Lodge
- Restaurant

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- Retail (indoor)
- Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)(1)
- Single Family Residential (except on the ground floor adjacent to Federal Highway)
- Wholesale and Warehousing

### Accessory Uses

- Cabinet, Furniture, and Upholstery Shop
- Light Manufacturing associated with Retail or Showroom
- Outdoor produce sales (fresh fruit, vegetable, plant, and flower retail sales), accessory to a grocery store, specialty market, or similar use
- Tattoo, Body Art, or Body Piercing Establishments, associated with an Art Gallery(5)
- Any use customarily associated with one of the Main Permitted Uses

### Special Exception Uses

- Day Care Facility
- Schools (K-12)
- Service Station

### Prohibited Uses

- Adult Entertainment or Adult-Related Uses
- All General and Heavy Manufacturing Uses
- Bulk Sales, Storage, or Display of Lumber and Building Materials
- Contractor Shop and Storage (Indoor or Outdoor)
- Gun Shop
- Outdoor Storage
- Pawn Shop
- Psychic Help Uses
- Any use not listed as a Main Permitted Use

### Footnotes:

(1) May require additional review for pedestrian and vehicular circulation, pick-up and drop-off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.

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- (2) Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.
- (3) Coin Laundries shall be fully enclosed and air-conditioned.
- (4) Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.
- (5) Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25% of the total gross floor area of the use; and exterior primary signage shall not be permitted.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.