

Sec. 94-272. - Permitted use table.

- a. *Generally.* Uses as regulated in this section shall be determined as provided in the Permitted Use Table, Table IX-1. Uses in the permitted use table are classified as the following:
1. *Uses permitted by right (P).* Uses allowed throughout a district as a matter of right, subject to all applicable provisions of this chapter. These uses are designated by a "P" in Table IX-1.
 2. *Uses permitted by right, subject to extra requirements (PXR).* Uses allowed throughout a district, yet subject to certain extra requirements not applicable to other uses in that district. Uses of this nature may be established with planning and zoning administrator approval and issuance of a zoning certificate. The extra requirements applicable to specific uses are subject to section 94-273. These uses are designated "PXR" in Table IX-1.
 3. *Special uses (Class A and Class B).* Uses normally not allowed within a district that warrant consideration on a case-by-case basis to enable mitigation of potential detrimental effects on uses permitted as of right in the district. However, special uses may be allowed under circumstances particular to the proposed location and subject to standards and conditions which provide protection to nearby uses and properties. All special uses are governed by the standards in subsection 94-36(e). These uses are designated "Sa" or "Sb" in Table IX-1.
- b. *Establishment of use regulations.* Except as otherwise provided in this chapter, regulations governing the use of land and structure are hereby established as shown in the "Permitted Use Table." Uses not expressly permitted are prohibited.
- c. *Permitted uses within all districts.* Within all districts there are certain uses permitted as a matter of right that are not listed on the permitted use table. These uses are aboveground and buried utility lines for local distribution of electricity, telephone, and cable television service; accessory and appurtenances apparatus such as poles, guy wires, transformers, and switching boxes; public and private streets and roads; railroad rights-of-way; water and sanitary sewer lines; gas and liquid fuel distribution lines; and public water canals.
- d. *Planned community and planned development districts.* Uses allowed in the planned development and planned community districts shall be as provided in section 94-206 (planned community district) and section 94-207 (planned development district).

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13.	MACHINE SALES						P			P	P		P	P	P				
14.	CANDY, NUT AND CONFECTIONARY STORES						P		P	P	P		P	P	P				
15.	CATERING ESTABLISHMENTS								P	P	P			P	P				
16.	CEMETERIES, PUBLIC/PRIVATE																P		
17.	CHURCHES, SYNAGOGUES & OTHER HOUSES OF WORSHIP	Sb	Sb	Sb	Sb	Sb	Sb	Sb		P	P	P	P			P			P
18.	CLINICS-PUBLIC & PRIVATE						PXR			PXR	PXR						PXR		
19.	CLUBS AND LODGES WITHOUT A RESTAURANT									Sb	P	P							
20.	COIN & PHILATELIC STORES						P			P	P		P	P	P				
21.	COLUMBARIUMS AS ACCESS, USE IN REL. INST., OTHER THAN CEMETERIES, PUBLIC OR PRIVATE	PXR	PXR	PXR	PXR	PXR	PXR			PXR	PXR		PXR				PXR		
22.	COMMERCIAL, COMPARISON SHOPPING EXCEPT AS OTHERWISE LISTED									P	P			P	P				
23.	COMMERCIAL, CONVENIENCE SALES & PERSONAL SERVICES, EXCEPT AS OTHERWISE LISTED									P	P			P	P				
24.	COMMERCIAL, SINGLE DESTINATION USES, EXCEPT AS OTHERWISE LISTED										P			P	P				
25.	COMMUNITY CENTERS	Sb	Sb	Sb	Sb	Sb	P	Sb	P	P	P		P			P	P		
25.1	COMMUNITY GARDENS				PXR	PXR				PXR									
25.2	COMMUNITY RESIDENTIAL HOMES	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR		PXR				PXR		
26.	CONVENIENCE STORES, FOOD, SPECIALTY FOOD AND BEV. SALES (INCLUDING SALE OF ALCOHOLIC BEV.)									Sb	Sb		Sb	Sb	Sb				
27.	CONVENTS, MONASTERIES AND SEMINARIES				Sb	Sb	P			P	P	P	P						
28.	CULTURAL FACILITIES, PUBLIC AND PRIVATE						P	P	P	P	P		P			Sb	P		
29.	DAY CARE HOMES, FAMILY ACCESSORY, CHILDREN	PXR	PXR	PXR	PXR	PXR	PXR	PXR					PXR						
29.1	DAY CARE HOMES, ACCESSORY, CHILDREN	PXR	PXR	PXR	PXR	PXR	PXR	PXR					PXR						
30.	DAY CARE FACILITIES, ADULT	Sb	Sb	Sb	Sb	Sb	Sb	Sb		PXR	PXR	PXR		PXR ₇	PXR ₇		PXR		
31.	DAY CARE FACILITIES, CHILDREN AS ACCESSORY USE IN HOUSES OF WORSHIP, SCHOOLS, BOTH PUBLIC AND PRIVATE	Sb	Sb	Sb	Sb	Sb	P	P		P	P		P				P		
32.	DAY CARE FACILITIES, CHILDREN AS PRINCIPAL USE			Sb	Sb	Sb	Sb	Sb		PXR	PXR	PXR	PXR	PXR ₇	PXR ₇		PXR		
33.	DELICATESSENS						P	PXR	P	P	P	P	P	P	P				
34.	DEPARTMENT STORES, MAJOR										P		P						
35.	DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, AS PRINCIPAL USES						PXR			PXR	PXR			P	P				
36.	DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, FOR USES PERMITTED AS SPECIAL USES						Sb			Sb	Sb			Sb	Sb				
37.	EXERCISE STUDIOS AND HEALTH CLUBS						P		P	P	P		P	P	P				
38.	FACIAL AND SCALP TREATMENT SERVICES								P	P	P		P	P	P				
39.	FAMILY COMMUNITY RESIDENCE	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR						
40.	FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS < 3,000 SQ. FT.						P			PXR	P		P						
40.1	FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS > 3,000 SQ. FT.						P			PXR	P		P						

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71.	PRIMARILY THE PUBLIC, NO CLEANING ON PREMISES									Sb	Sb			P	P				
72.	LIQUOR & PARTY STORES									PXR	P			P	P				
73.	LOCKSMITH AND KEY ESTABLISHMENTS									P	P			P	P				
74.	MAILING SERVICES						P			P	P			P	P				
74.1	MARINA, COMMERCIAL											PXR	PXR						
75.	MARINE, INDUSTRIAL ESTABLISHMENTS											PXR	P		P				
76.	MARINE, RETAIL SALES AND SERVICES									P	P	P		PXR	P				
77.	MARTIAL ARTS STUDIO								P		P	P		P	P				
79.	MINING AND EXTRACTIVE USES												Sa	Sa					
80.	MOBILE HOME SALES, RENTAL & SERVICE											P		PXR	P				
81.	MONUMENT SALES ESTABLISHMENTS											P		P	P				
82.	MOTION PICTURE STUDIOS													P	P				
83.	MOTOR VEHICLE FUEL SALES AND SERVICE									Sb	Sb	Sb		Sb	Sb				
83.1	MOTOR VEHICLE FUEL SALES (NO SERVICE) AND ACCESSORY CONVENIENCE STORE									Sb	Sb	Sb		Sb	Sb				
84.	MOTOR VEHICLE PARTS & ACCESSORY STORES									P	P			P	P				
85.	MOTOR VEHICLE REPAIR, HEAVY (INCL. BODY REPAIRS AND PAINTING)										Sb			PXR	P				
86.	MOTOR VEHICLE REPAIR, LIGHT (EXCLUDING BODY REPAIRS & PAINTING)									PXR	PXR			PXR	P				
87.	MOTOR VEHICLE SALES & RENTAL (NO SERVICE)									Sb	P			PXR	P				
88.	MOTOR VEHICLE SALES AND SERVICE AGENCIES									Sb	P			PXR	P				
89.	MOTOR VEHICLE TITLE AND TAG SERVICE						P			P	P			P	P				
90.	MOTORCYCLE SALES & SERVICE ESTABLISHMENTS										P			PXR	P				
91.	MUSIC AND DANCE STUDIOS								P	P	P			P	P				
92.	NEWSPAPER DISTRIBUTING AGENCIES													P ¹¹	P				
93.	NEWSPAPER & MAGAZINE SHOPS						P	PXR	P	P	P		P	P	P				
94.	NONCONFORMITIES, CHANGE FROM ONE MINOR NONCONFORMING USE TO ANOTHER MINOR NONCONFORMING USE	Sb	Sb	Sb	Sb	Sb	Sb	Sb	P	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb
95.	NONCONFORMITIES, CHANGE FROM A MAJOR NONCONFORMING USE TO A MAJOR NONCONFORMING USE	Sb	Sb	Sb	Sb	Sb	Sb	Sb	P	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb
96.	NONCONFORMITIES, ALTERATIONS THAT REDUCE THE IMPACT OF A MINOR NONCONFORMING USE	Sb	Sb	Sb	Sb	Sb	Sb	Sb	P	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb
97.	NONCONFORMITIES, ALTERATIONS THAT REDUCE THE IMPACT OF A MAJOR NONCONFORMING USE	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb
98.	NURSERIES, RETAIL FOR THE SALES OF PLANT MATERIALS GROWN OFF THE SITE								P	P	P		P	P	P				
99.	OFFICE & RELATED USE, INCLUDING BUSINESS SERVICES EXCEPT AS OTHERWISE LISTED						P			P	P		P ^{7,11}	P					
100.	OFFICE SUPPORT RETAIL NOT OCCUPYING MORE THAN 20% OF THE GROSS SQUARE FEET						P	P		P	P		P						
101.	OFFICES-GOVERNMENT ADMINISTRATIVE						P	P		P	P		P ^{7,11}	P ^{7,11}			P		

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132.	RESIDENTIAL, MULTIFAMILY			P	P	P	P ⁹	P	P	PXR	P ⁹		P						
133.	RESIDENTIAL, ROOMING & BOARDING HOUSES				Sb	Sb													
134.	RESIDENTIAL, SINGLE-FAMILY, DETACHED	P	P	P	P	P		P	P				P	P ¹²	P				
135.	RESIDENTIAL, SINGLE-FAMILY ATTACHED AND DETACHED		P	P	P	P	P ⁹	P	P		P ⁹		P						
136.	RESIDENTIAL, TOWNHOUSES			P	P	P	P ⁹	P	P	PXR	9		P						
137.	RESTAURANTS SERVING A LIMITED CLIENTELE (PRIVATE CLUBS & LODGES)						P			PXR	PXR	P	P	P	P				
138.	RESTAURANTS SERVING THE GENERAL PUBLIC, BUT NOT DRIVE-IN OR DRIVE THRU						P			P	P	P	P	P	P				
139.	RESTAURANTS SERVING THE GENERAL PUBLIC, DRIVE-IN OR DRIVE THRU FACILITIES									PXR	PXR			P	P				
140.	RETAIL BAKERIES								P	P	P			P	P				
141.	RETAIL BUILDING MATERIAL SALES WHICH HAVE A VERY SIGNIFICANT EXTERNAL IMPACT										P			PXR	P				
142.	RETAIL BUSINESSES									P	P			P	P				
143.	SANDWICH SHOPS AND SNACK BARS						P	PXR		P	P	P	P	P	P				
144.	SCHOOLS - PUBLIC AND PRIVATE, ELEMENTARY, INTERMEDIATE AND SECONDARY	Sb	Sb	Sb	Sb	Sb	Sb	Sb		Sb	P		P				P		
145.	SCHOOLS - PUBLIC, VOCATION AND TRADE INVOLVING INDUSTRIAL EQUIPMENT													PXR	PXR		PXR		
146.	SCHOOLS - PUBLIC, VOCATION AND TRADE NOT INVOLVING INDUSTRIAL EQUIPMENT						PXR			PXR	PXR			PXR	PXR		PXR		
147.	SCHOOLS, COMMERCIAL, VOCATION AND TRADE INVOLVING INDUSTRIAL EQUIPMENT													PXR	PXR		PXR		
148.	SCHOOLS, COMMERCIAL, VOCATION AND TRADE NOT INVOLVING INDUSTRIAL EQUIPMENT						PXR	PXR		PXR				PXR	PXR		PXR		
149.	SCHOOLS, COLLEGES AND UNIVERSITIES, PUBLIC AND PRIVATE																P		
150.	SCRAP, WASTE AND RECLAIMED MATERIALS TRADE													PXR	P				
151.	SHIP AND BOAT BUILDING AND REPAIR											P		PXR	P				
152.	SKILLED NURSING AND REHABILITATION FACILITIES			Sb	Sb	Sb	PXR	PXR		PXR	P		P				P		
153.	SOLAR ENERGY SYSTEMS, PRIMARY USE TIER 1: 0-10KW ¹³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
153.1	SOLAR ENERGY SYSTEMS, PRIMARY USE TIER 2: 10-100KW ¹³	Sb	Sb	Sb	Sb	Sb	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR	P	PXR	PXR	P	Sa
153.2	SOLAR ENERGY SYSTEMS, PRIMARY USE TIER 3: 100-2MW ¹³	Sa	Sa	Sb	Sb	Sb	Sb	Sb	PXR	Sb	Sb	PXR	PXR	Sb	PXR	PXR	PXR	P	Sa
154.	SPECIAL NONCOMMERCIAL EVENTS OF PUBLIC INTEREST	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR		
155.	SWIMMING POOL SALES									P									
156.	TAX RETURN PREPARATION SERVICES						P	P	P	P	P		P						
157.	TAXIDERMIST									P	P		P						
158.	TEMPORARY BORROW PITS, BORROW PILES AND SIMILAR EXCAVATIONS	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR		
159.	TEMP MODEL DWELLINGS AND SALES OFFICES	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR						

160.	TEMPORARY OFFICES AND FACILITIES FOR CONSTRUCTION, STORAGE/SECURITY	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR
161.	TEMPORARY PRODUCE STANDS									Sb	Sb			Sb	Sb			
162.	THEATERS, INDOOR, MOTION PICTURE & LIVE PERFORMANCES									P	P	P	P					
163.	TOBACCO SHOPS						P			P	P	P	P					
164.	TRANSIT STORAGE AND MAINT. FACILITIES FOR PASSENGER TRANSPORTATION OPERATIONS										Sb			PXR	P			
165.	TRANSIT, PASSENGER & FREIGHT TERMINALS										Sb			PXR	P			
166.	TRAVEL AGENCIES OR TRANSPORTATION TICKETS						P			P	P		P ¹¹	P ¹¹				
167.	TRANSITIONAL COMMUNITY RESIDENCE	Sb	Sb	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR			
168.	UPHOLSTERY, CLOTH & CANVAS PRODUCTS FABRICATION, INCL. SLIPCOVERS AND AWNINGS								P	P	P	P		PXR	P			
168.1	URBAN MARKET GARDENS				Sb	Sb				PXR	PXR Sb			PXR Sb	PXR Sb		PXR Sb	
169.	UTILITY FACILITIES, HEAVY, PUBLIC AND PRIVATE													Sa	Sa		Sa	P ⁸ Sa
170.	UTILITY FACILITIES, LIGHT, PUBLIC AND PRIVATE	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR	P
171.	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, ENCLOSED						PXR			PXR	PXR			P	P		PXR	
172.	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, ENCLOSED, NOT-FOR-PROFIT						PXR			PXR	PXR			P	P		PXR	
173.	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, UNENCLOSED										Sb			P	P		PXR	
174.	WAREHOUSING FACILITIES FOR FAMILIES AND SMALL BUSINESSES										P			P	P			
175.	WAREHOUSING HAVING MODERATE EXTERNAL IMPACTS										P			PXR	P			
176.	WAREHOUSING HAVING SIGNIFICANT EXTERNAL IMPACTS										PXR			PXR	P			
177.	WAREHOUSING HAVING VERY SIGNIFICANT EXTERNAL IMPACTS													PXR	PXR			
178.	WATCH AND SHOE REPAIR ESTABLISHMENTS						P		P	P	P			P	P			
179.	WHOLESALE HAVING A MODERATE EXTERNAL IMPACT									P			P	P				
180.	WHOLESALE HAVING A SIGNIFICANT EXTERNAL IMPACT										PXR			PXR	P			
181.	WHOLESALE HAVING A VERY SIGNIFICANT EXTERNAL IMPACT													PXR	PXR			
182.	YARD AND GARAGE SALES, TEMPORARY	PXR	PXR	PXR	PXR	PXR	PXR	PXR				PXR	PXR				PXR	
183.	ACCESSORY TO OTHER USES, LAND AND/OR STRUCTURES TO PRINCIPAL USES PERMITTED BY RIGHT	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P
184.	ACCESSORY TO OTHER USES, LAND AND/OR STRUCTURES TO SPECIAL USES PERMITTED BY RIGHT	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S

NOTES:

KEY:

All uses in the Downtown Master Plan (DMP) area are governed by the DMP Regulating Plan.

1. Permitted with Sb only within certain Historic District and in Historic Structures outside of Historic Districts - Please see Section 94-273(d)(5), (5.1), (5.2) and (6) for details.

P = Permitted by Right
PXR = Permitted, Subject to Extra Requirements
Sa = Special Use, Class A
Sb = Special Use, Class B

2. Reserved.
3. Permitted with PXR only along Broadway and U.S. 1 (South Dixie Highway)
4. Reserved.
5. Reserved.
6. Reserved.
7. Permitted only in Corporate Way area - See section [94-173](#) for boundary information.
8. Permitted by right for facilities associated with water treatment and distribution, or waste-water treatment and disposal.
9. Residential structures are only permitted if the corresponding future land use designation is Commercial East (CE).
10. Refer to [ARTICLE VI](#) for additional requirements for industrial districts.
11. Shall be located within an existing professional office building legally established on or before July 10, 1989.
12. Shall be located within an existing single-family detached residence legally established on or before December 31, 2016.
13. Not applicable in historic overlay districts.

(Code 1979, § 33-91; Ord. No. 3693-03, § 2, 10-14-2003; Ord. No. 3800-04, § 3, 9-13-2004; Ord. No. 3744-04, § 3, 9-27-2004; Ord. No. 3816-04, § 2, 1-3-2005; Ord. No. 3853-05, § 2, 6-20-2005; Ord. No. 4072-07, § 7, 10-9-2007; Ord. No. 4111-08, § 4, 2-11-2008; Ord. No. 4147-08, § 3, 7-28-2008; Ord. No. 4234-09, § 1, 11-30-2009; Ord. No. 4253-10, § 2, 2-8-2010; Ord. No. 4273-10, § 2, 8-9-2010; Ord. No. 4289-10, § 3, 8-23-2010; Ord. No. 4309-10, § 4, 6, 12-13-2010; Ord. No. 4356-11, § 1, 9-19-2011; Ord. No. 4401-12, § 2, 2-21-2012; Ord. No. 4428-12, § 3, 8-6-2012; Ord. No. 4449-13, § 22, 3-19-2013; Ord. No. 4450-13, § 2, 4-1-2013; Ord. No. 4512-14, § 1, 4-28-2014; Ord. No. 4530-14, § 1, 9-15-2014; Ord. No. 4528-14, § 7(Exh. G), 11-10-2014; Ord. No. 4557-15, § 3, 4-27-2015; Ord. No. 4594-15, § 3, 10-13-2015; Ord. No. 4612-16, § 2, 2-1-2016; Ord. No. 4620-10, § 6, 4-25-2016; Ord. No. 4650-16, § 5(Exh. E), 8-29-2016; Ord. No. 4648-16, § 2, 9-26-2016; Ord. No. 4660-16, § 7, 12-5-2016; Ord. No. 4746-17, § 1(Exh. A), 1-16-2018; Ord. No. 4772-18, § 10(Exh. H), 5-21-2018; Ord. No. 4780-18, § 6, 6-18-2018; Ord. No. [4957-21](#), § 9, 11-15-2021)