City of West Park

Sec. 42-231, - Permitted Uses

Permitted principal uses in all business districts shall be limited to those uses specified in the master business list. Any use not specifically listed herein, but which is commercial in nature, shall be determined by the city administrator or designee to be permitted in the zoning district specifying the most similar use thereto. Refer to article II of this chapter, this division and division 2 of this article, for use restrictions.

Master Business List

P = Permitted

C = Conditional

A = Accessory use only

SE = Special Excepti	ion										
Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Accessory dwelling	Α	Α	Α	Α			Р	Р	Α	Α	
Adult entertainment							Р	Р			
establishment											
Adult video store							Р	Р			
Amusement center		Р	Р			Р					
Ammunition reloading (handguns)							Р	Р			
Appliance store (major)		Р	Р	Р							
Archery range											Р
Assembly (premanufactured components)							Р	Р			
Auction house			Р	Р		SE					
Auditorium				Р		Р				Р	
Automobile, truck and recreational vehicle accessories (sales and installation)		Р	Р	Р		SE	Р	Р			
Automobile, truck and equipment auctions								Р			
Automobile detailing or cleaning, other than automated carwash			SE	SE		SE	Р	Р			
							1		1		1

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Automobile repair			SE	SE		SE	Р	Р			
garage, mechanical	1									į.	
Automobile paint		***		SE		SE	Р	Р			
and/or body shop											
Automobile storage			1				Р	P			
or transport facility							`	1.			
(operable vehicles)										1	
Aviation related		+		 	 	-		Р		 	1
uses (sales of						1		1			
planes, parts,											
ground support					S A						
equipment, repairs											
and maintenance)		-		Р		P	Р	Р			
Awning and canvas								P			
shop	_	_	+-		-				-	-	
Bank or financial	Р	Р	Р		Р	Р					
institution											ļ
Bar, lounge, tavern		SE	SE	SE		SE					
or pub											
Barbershop, beauty	Р	Р	P			Р					
salon, nail salon											
Bakery, retail	Р	Р	Р			Р					
Billiard center or		SE	SE			SE					
pool hall											
Bingo hall		Р	Р	Р		SE				1000	
Blood bank			Р	Р		SE					
Boarding or	- 10		Р	Р		SE	Р	Р			
breeding kennel											
Boat building,		N 12 12		Р		SE	Р	Р			
repair and dry		1		1.		0_	'				
storage ¹											
Boating											Р
Boat sales ¹			P	Р	1	SE	Р	Р	-		
Botanical garden			+-			+ OL	1	'			Р
Breweries and		1	+	-		-		Р	-	-	F
				1				-			
bottling facilities		 	+						-		<u> </u>
Bridle, foot or											Р
bicycle path		1	+-	-		+-		-	-		
Bookstore,	Р	Р	Р			Р					
newsstand			-	 	-	105			-		
Bottled gas		1		Р		SE					
storage, filling or											
distribution ¹			<u> </u>	<u> </u>					22/10	<u> </u>	
Bowling center		Р	P	P		Р					
Bus terminal		Р	Р	Р		Р					
Cabinet or				Р		Р	Р	Р			
carpenter shop			17100000-10000			A second second second		1			

Carwash, self-service or automated Catering or food delivery service Cemeteries Child care center, preschool or adult day care Civic and cultural centers Clothing store Clothing store Club, private bottle Club, private bottle Club, private bottle College or university Commercial vehicle storage yard (nonaccessory) Community Concrete batching or mixing Contractor's shops Contractor's shops Contractor's shops Cometics and pharmaceuticals manufacturing Country club Country club Country club Country club Country club Country club Commercial vehicle Commercial vehicle Contractor's shops Contractor'	Use	B-1	B-2	B-3	C-1	OP	TOC		M-2	I-1	C-F	S-2
Catering or food delivery service Cemeteries Child care center, preschool or adult day care Civic and cultural centers Clothing store Clothing store Club, private bottle Clothing or university Coin laundry Coni laundry Commercial vehicle storage yard (nonaccessory) Community residential facilities Concrete products manufacturing Concrete products manufacturing Contractor's shops Con	self-service or		Р	Р	Р		SE					
delivery service Cemeteries Child care center, preschool or adult day care Clotic and cultural centers Clothing store Clothing store Clothing manufacturing Club, private bottle College or university Coin laundry Commercial vehicle storage yard (nonaccessory) Community Concrete batching or mixing Contractor's shops Contractor's shops Contractor's shops Converted batch or contractor shops Contractor's shop and storage yard Convenience store Contractor's shops C	automated			1								
Cemeteries Child care center, preschool or adult day care Civic and cultural centers Clothing store Clothing store Clothing store Club, private bottle Club, private bottle Club, private fraternal or lodge College or university Coin laundry Coin laundry SE	Catering or food	Р	Р	Р	Р		P	Р	Р			
Child care center, preschool or adult day care Civic and cultural centers Clothing store P P P P P P P P P P P P P P P P P P P	delivery service											
preschool or adult day care Civic and cultural centers Clothing store P P P P P P P P P P P P P P P P P P P	Cemeteries										Р	
day care Civic and cultural centers Clothing store Clothing store Clothing store Clothing manufacturing Club, private bottle Club, private bottle Club, private bottle Club, private fraternal or lodge College or university Coin laundry SE		Р	Р	Р			Р			Р	Р	
Civic and cultural centers Clothing store P P P P P P P P P P P P P P P P P P	preschool or adult											13
centers P </td <td>day care</td> <td></td>	day care											
Clothing store P P P P P P P P P P P P P P P P P P P	Civic and cultural						Р			Р	Р	
Clothing manufacturing Club, private bottle Club, private bottle Club, private bottle Club, private fraternal or lodge College or university Coin laundry SE	centers											1
Clothing manufacturing Club, private bottle Club, private fraternal or lodge College or university Coin laundry Commercial vehicle storage yard (nonaccessory) Community residential facilities Concrete batching or mixing Contractor's shops Contractor's shops Contractor's shop and storage yard Convenience store Conunty club Concent facilities Concrete products Contractor's shop Contractor's correction or personal storage yard Convenience store Contractor's shop Contractor's shop Contractor's shop Contractor's shop Contractor's shop Contractor's shop Contractor's correction or personal storage yard Convenience store Contractor's facilities Cosmetics and pharmaceuticals manufacturing Courier service Corrematory for human or animal remains (no medical wastes) Dance club	Clothing store	Р	Р	Р			Р					
Manufacturing SE SE SE SE SE SE SE S								Р	Р			
Club, private bottle Club, private fraternal or lodge College or university Coin laundry SE SE SE SE SE SE P P P P P P P P P P P												
Club, private fraternal or lodge College or university Coin laundry SE				SE	SE		SE					
fraternal or lodge College or university Coin laundry SE SE SE Commercial vehicle storage yard (nonaccessory) Community residential facilities Concrete batching or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store Country club Courts facilities Cosmetics and pharmaceuticals manufacturing Courier service P P P P P P P P P P P P P P P P P P P				Р	Р		Р					
College or university Coin laundry SE SE SE SE P P P P P P Commercial vehicle storage yard (nonaccessory) Community residential facilities Concrete batching or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store Convenience store P P P P P P P P P P P P P P P P P P	fraternal or lodge						65					
university Coin laundry SE SE SE SE Ommercial vehicle storage yard (nonaccessory) Community residential facilities Concrete batching or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store Country club Country club Cosmetics and pharmaceuticals manufacturing Courier service P P P P P P P P P P P P P P P P P P	College or			1						Р	Р	
Coin laundry SE												
Commercial vehicle storage yard (nonaccessory) Community residential facilities Concrete batching or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store P P P P P P P P P P P P P P P P P P P		SE	SE	SE			SE					
storage yard (nonaccessory) Community residential facilities Concrete batching or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store P P P P P P P P P P P P P P P P P P P					Р			Р	Р			
(nonaccessory) SE P P Community residential facilities SE P P Concrete batching or mixing P P P Concrete products manufacturing P SE P P Contractor's shops and storage yard P SE P P P Convenience store P P P P P P P P P P P P P P P P P P P	CHAINING THE SECOND STATE OF THE SECOND STATE				1			`	'			
Community residential facilities Concrete batching or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store P P P P P P P P P P P P P P P P P P P												
residential facilities Concrete batching or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store Country club Country facilities Cosmetics and pharmaceuticals manufacturing Courier service P P P P P P P P P P P P P P P P P P P							SE		****	Р	Р	
or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store Country club Courts facilities Cosmetics and pharmaceuticals manufacturing Courier service P P P P P P P P P P P P P P P P P P P												
or mixing Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store Country club Courts facilities Cosmetics and pharmaceuticals manufacturing Courier service P P P P P P P P P P P P P P P P P P P	Concrete batching								Р			
Concrete products manufacturing Contractor's shops Contractor's shop and storage yard Convenience store P P P P P P P P P P P P P P P P P P P				1					8			
manufacturing P SE P P Contractor's shops P P SE P P Contractor's shop and storage yard P P P P Convenience store P P P P P Country club P P P P P Courts facilities P									Р			
Contractor's shops Contractor's shop and storage yard Convenience store P P P P P P P P P P P P P P P P P P P												
Contractor's shop and storage yard Convenience store P P P P P P P P P P P P P P P P P P P					Р	1	SE	Р	Р			
and storage yard Convenience store P P P P P P P P P P P P P P P P P P P												
Convenience store P P P P P P P P P P P P P P P P P P P												
Country club Courts facilities Cosmetics and pharmaceuticals manufacturing Courier service P P P P P P P P P P P P P P P P P P P		Р	Р	Р	P		Р					
Courts facilities Cosmetics and pharmaceuticals manufacturing Courier service P P P P P P P P P P P P P P P P P P												Р
Cosmetics and pharmaceuticals manufacturing Courier service P P P P P P P P P P P P P P P P P P											P	
pharmaceuticals manufacturing Courier service PPPPPPP Crematory for human or animal remains (no medical wastes) Dance club PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP						1		Р	Р			
manufacturing Courier service P P P P P P P P P P P P P P P P P P								•	1			
Courier service P P P P P P P P P P P P P P P P P P P												
Crematory for human or animal remains (no medical wastes) Dance club P			P	P	P	1	Р	Р	Р	1		
human or animal remains (no medical wastes) Dance club P			 	†	1		1-	<u> </u>				
remains (no medical wastes) Dance club P												
medical wastes) Dance club P												
Dance club P			1									
			1	Р								
			-	1			Р		 	1		
club				1						1		
Delicatessen P P P P		Р	P	Р		1	P	 				

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Department store		Р	Р								
Dinner theater		Р	Р			Р					
Dry cleaning or	Р	Р	Р	Р							
laundry drop-off	8		20								
and pickup											
Dry cleaning and								SE			
laundry plant											
Electronics sales or	Р	Р	Р	Р		Р	Р	Р			
repair									and .		
Employment		Р	Р			Р					
agency, business											
and professional							,				
Employment			Р	Р		SE	Р	Р			
agency, day labor						1					
Equipment sales				Р		SE	Р	Р			
and rental ¹	1					100000		w1000			
(construction,											
industrial,											
agricultural)									1		
Escort or dating			SE								
service											
Essential services	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
and utilities											
Fabrics (canvas,								Р			
textiles and vinyl)											
manufacturing											
Fairground											Р
Fertilizer, compost								Р			
and mulch											
compounding,											
storage and			ľ					7.			
distribution										1	
Fire protection	ŧ.								Р	P	
facilities											
Fishing pier or dock											Р
Flea market, indoor			SE			SE					
Flooring store		Р	Р	Р		Р					
(carpet, tile, etc.)				1							
Florist	Р	Р	Р		1	Р					
Food processing,							P	P			
packaging and											
distribution,											
including meat	1										
packing (no											
slaughtering)		-	-	-		+_	1	-			
Foot or bicycle path		-		 		P		-	-		
Funeral home,		SE	SE	SE		SE			1		
mortuary			1								

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Furniture store		Р	Р			Р					
Furniture							Р	Р			
manufacturing	İ										
Gasoline station		SE	SE	SE		SE					
Glass and mirror			Р	Р		Р	Р	Р			
shop				3			150	10.70			
Golf course											Р
Golf driving range			Р								P
Golf, miniature		1	P			1	(C)				
Con, minataro								-		-	<u> </u>
Gym or fitness		Р	Р			Р				-	
center		1	1			1					1
Hardware store	Р	Р	Р	Р		Р		-			-
Health clinics	1	1	1	+-		 ' 			Р	P	
	Р	Р	Р			Р				F	
Hobby or craft store	-	C	C	С		C				-	-
Holiday wayside stand											
Home improvement			Р	Р							
center											
Home improvement						Р					
center up to 50,000	E-			1							
sq. ft.											
Hospitals									Р	Р	
Hotel or motel			Р			Р					
Institutions for the										Р	
homeless or											
indigent											
Laboratory		Р	Р	Р	Р	SE	Р	Р			
(medical, dental,											
research and											
development)											
Laundry drop-off						Р					
and pickup						- (4)					
Lawn and garden	Р	Р	Р	Р		Р					
shop											
Library, museum,		Р	Р			Р			Р	Р	
art gallery and			1		1						
other such				1							
exhibitions											
Lumberyard ¹				Р		SE	Р	Р			
Machine shop								Р			
Medical waste								SE			7
transfer station											
Miniature golf											Р
Mobile collection		Р	Р	Р		SE	Р	Р			
center ¹			150					*			
	-							-		_	

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Motor freight								Р			
terminal or moving									1		
and storage											
company											
Mobile food unit			С	С		С	С	С			
Nature trail											Р
Nightclub		SE	SE			SE					
Nonprofit									Р		Р
neighborhood											
social and						1.5					
recreational											
facilities											
Nursing homes										Р	
Offices (business,	Р	Р	Р	Р	Р	Р	Р	Р			
professional or											
showroom)											
Offices (medical,	Р	Р	Р		Р	Р	300 11				
dental, psychiatric									1		
or chiropractic)											450 (250
Outdoor event	С	С	С	С		С			С	С	С
Package delivery			Р	Р		Р	Р	Р			
service		ŀ									
Package liquor,		SE	SE	SE		SE	333,013				
beer or wine											
Paint, sealant,								Р			
coating or adhesive											
manufacturing											
Paper and							Р	P			
cardboard products											
manufacturing											
(from					1						
premanufactured											
paper or											
cardboard)			1			<u> </u>		-	-		<u> </u>
Parks, public and				8		Р					Р
private		 	<u> </u>	<u> </u>	-	<u> </u>	_	<u> </u>	-	-	
Parts store,		Р	Р	Р		Р	Р	Р			
vehicles or boats Pawnshop ^{1, 2} (See			C.F.	CF.		C.	<u> </u>	+	-	-	
Footnotes 1 and 2			SE	SE	1	SE					
below for				8							
applicability.)					1						
Penal institutions					1			+		SE	
Personal service			Р	P	+	SE	-		 	JE_	-
shops (other than			-	-		SE					
those specified											
herein)					1						
11010111)		+		 	1		 	1	 		

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Pest control service			Р	Р		Р	Р	Р			
Petroleum products								SE			
and bottled gas								ř			
bulk storage											İ
Pharmacy	Р	Р	Р			Р					
Picnic area						Р					Р
Plastic and vinyl					<u> </u>		Р	Р			
product								8925			
manufacturing		1									
(from									-		
premanufactured											
plastic or vinyl)							•				
Places of worship	Р	Р	Р			SE			Р	Р	
Plant or produce		Р	P	Р		Р					
sales			`	0.507							
Playground											Р
(children's)											
Police protection								1	Р	Р	
facilities									1	•	
Post office	Р	Р	Р		Р	Р					
Photocopy or small	P	P	P	Р	P	P			<u> </u>		
job printing shop					1.						
Printing and			1			Р	Р	P	1		
engraving,											
bookbinding											
Recording or		Р	Р	Р	Р	Р	Р	Р		-	
broadcasting studio		-			1.		•	1			
(music, radio,											
television, film)											0 0 8 0
Rehabilitation										Р	
centers			1		i					•	
Repair shop,	Р	Р	Р	P		Р	Р	Р	1	1	
household and						1					
personal items		4									
Residential						Р					
(townhouses,		1									
garden apartments											
and high-rise units)											
Restaurant,		Р	Р	Р		Р	SE	SE			
fast-food		and the second		1000							
Restaurant,	Р	Р	Р	Р		Р					Р
full-service				1000					1		
Restaurant,	Р	Р	Р	Р		Р	SE	SE			Р
take-out	100	C385.		1000			###XXXXXXXXXX	10000-0			
Retail store	Р	Р	Р	Р	1				1		
Retail store up to					1	Р					
50,000 square feet								1	1		
	l			+							

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
School, commercial		Р	Р			SE					
(art, music,											
theatrical,											
business, technical)											
School, public,									Р	Р	
private or parochial											
School, trade or	84 (3)388		P	P		SE	P	P			
vocational											
Secondhand		SE	SE	SE		SE					
dealers ²											
Shopping center		Р	Р			P					
Sign manufacturing							Р	P			
and painting											
Skateboard facility		Р	Р			SE					
Skating rink		Р	Р			SE					
Soft drink bottling ¹			200	Р		SE					
Storage yards								Р			
(operable vehicles,											
usable equipment											
or other items)											
Supermarket	Р	Р	Р								
Supermarket up to		073300				Р					
50,000 square feet							0				
Swap meet or			SE	SE		SE					
outdoor flea market											
Swimming pool											Р
Swimming pool		SE	SE	SE		SE	SE	SE			
supplies and		3									
chemicals											
Target range				SE		SE					
Tattoo shop			SE	SE		SE					
Tennis court											Р
Theater		Р	Р			Р					
Tool rental (small		Р	Р	Р	6	Р	Р	Р			
tools and											
equipment											
Transportation				50990			Р	P			
facilities (airport,											
heliport, shipping											
port, etc.)			-		ļ				ļ		
Trash transfer								P		P	
station		<u> </u>	1			1		<u> </u>			<u> </u>
Upholstery shop		Р	Р	Р	ly control of the con	Р	Р	Р			
Union hall			Р	Р		Р	Р	Р			
Used vehicle sales			Α	Α			Α	Α			
						1				1	

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Vehicle sales,			T								
rental or leasing			SE	SE		SE	Р	Р			
(autos, trucks,											
recreational)											
Veterinary clinic		SE	SE	SE		SE	SE	SE			
and hospital											
Video store	Р	Р	Р			Р					
Warehouse,			Р	P		SE	Р	Р			
self-storage									1 1800 11		
Warehouse,							Р	Р			
distribution											
Water area (lake,											Р
pond)											
Water sports											Р
Water and										Р	5
wastewater											
treatment plans							7 1 1 1				
and pumping								1			
stations											
Welding and sheet								Р			
metal shops,											
machine shops											
Wholesale stores							Р	Р			
and warehouses							ļ		<u> </u>		
Wireless	Р	Р	Р	Р	P	P	Р	Р	P	Р	Р
communication											
facilities	L,	1	L		<u> </u>	<u></u>		1			
¹ These uses shall no	t have	street fr	ontage	onto St	ate Roa	ad 7.					

²Not permitted within 1,000 feet of any other pawnshop or secondhand dealers.

(Ord. No. 2007-02, exh. A, § 106, 2-21-2007; Ord. No. 2007-05, § 3, 5-1-2007; Ord. No. 2007-11, § 7, 8-1-2007; Ord. No. 2009-05, § 4, 6-17-2009; Ord. No. 2012-06, § 3, 6-20-2012) <?xpp restore?>