

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 Exception

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

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Automobile repair garage, mechanical			SE	SE		SE	P	P			
Automobile paint and/or body shop				SE		SE	P	P			
Automobile storage or transport facility (operable vehicles)							P	P			
Aviation related uses (sales of planes, parts, ground support equipment, repairs and maintenance)								P			
Awning and canvas shop				P		P	P	P			
Bank or financial institution	P	P	P		P	P					
Bar, lounge, tavern or pub		SE	SE	SE		SE					
Barbershop, beauty salon, nail salon	P	P	P			P					
Bakery, retail	P	P	P			P					
Billiard center or pool hall		SE	SE			SE					
Bingo hall		P	P	P		SE					
Blood bank			P	P		SE					
Boarding or breeding kennel			P	P		SE	P	P			
Boat building, repair and dry storage ¹				P		SE	P	P			
Boating											P
Boat sales ¹			P	P		SE	P	P			
Botanical garden											P
Breweries and bottling facilities								P			
Bridle, foot or bicycle path											P
Bookstore, newsstand	P	P	P			P					
Bottled gas storage, filling or distribution ¹				P		SE					
Bowling center		P	P	P		P					
Bus terminal		P	P	P		P					
Cabinet or carpenter shop				P		P	P	P			

Use	B-1	B-2	B-3	C-1	OP	TOC		M-2	I-1	C-F	S-2
Carwash, self-service or automated		P	P	P		SE					
Catering or food delivery service	P	P	P	P		P	P	P			
Cemeteries										P	
Child care center, preschool or adult day care	P	P	P			P			P	P	
Civic and cultural centers						P			P	P	
Clothing store	P	P	P			P					
Clothing manufacturing							P	P			
Club, private bottle			SE	SE		SE					
Club, private fraternal or lodge			P	P		P					
College or university									P	P	
Coin laundry	SE	SE	SE			SE					
Commercial vehicle storage yard (nonaccessory)				P			P	P			
Community residential facilities						SE			P	P	
Concrete batching or mixing								P			
Concrete products manufacturing								P			
Contractor's shops				P		SE	P	P			
Contractor's shop and storage yard								P			
Convenience store	P	P	P	P		P					
Country club											P
Courts facilities										P	
Cosmetics and pharmaceuticals manufacturing							P	P			
Courier service		P	P	P		P	P	P			
Crematory for human or animal remains (no medical wastes)								P			
Dance club			P								
Dance studio or club						P					
Delicatessen	P	P	P			P					

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

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

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

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Pest control service			P	P		P	P	P			
Petroleum products and bottled gas bulk storage								SE			
Pharmacy	P	P	P			P					
Picnic area						P					P
Plastic and vinyl product manufacturing (from premanufactured plastic or vinyl)							P	P			
Places of worship	P	P	P			SE			P	P	
Plant or produce sales		P	P	P		P					
Playground (children's)											P
Police protection facilities									P	P	
Post office	P	P	P		P	P					
Photocopy or small job printing shop	P	P	P	P	P	P					
Printing and engraving, bookbinding						P	P	P			
Recording or broadcasting studio (music, radio, television, film)		P	P	P	P	P	P	P			
Rehabilitation centers										P	
Repair shop, household and personal items	P	P	P	P		P	P	P			
Residential (townhouses, garden apartments and high-rise units)						P					
Restaurant, fast-food		P	P	P		P	SE	SE			
Restaurant, full-service	P	P	P	P		P					P
Restaurant, take-out	P	P	P	P		P	SE	SE			P
Retail store	P	P	P	P							
Retail store up to 50,000 square feet						P					

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

Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Vehicle sales, rental or leasing (autos, trucks, recreational)			SE	SE		SE	P	P			
Veterinary clinic and hospital		SE	SE	SE		SE	SE	SE			
Video store	P	P	P			P					
Warehouse, self-storage			P	P		SE	P	P			
Warehouse, distribution							P	P			
Water area (lake, pond)											P
Water sports											P
Water and wastewater treatment plants and pumping stations										P	
Welding and sheet metal shops, machine shops								P			
Wholesale stores and warehouses							P	P			
Wireless communication facilities	P	P	P	P	P	P	P	P	P	P	P

¹These uses shall not have street frontage onto State Road 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?>