

## **PART 2.03.00 ALLOWABLE AND SPECIAL USES**

The Special Uses contained in this Part shall be considered and approved, approved with conditions, or denied in accordance with the requirements of this Code Part 9.01.00 for the issuance of Development Permits. The following Special Uses if allowed in a zoning district according to Section 2.02.02 and identified in Section 2.03.01 or allowed in this Part by reference to a zoning district may only be permitted upon demonstration of compliance with all of the requirements of this Part. The Special Uses, listed in Section 2.03.01, may be allowed within PUDs and PRDs, subject to the Uses being provided within the PUD or PRD Master Development Plan and approved with the PUD or PRD, and subject to the limitations of the Comprehensive Plan.

It is not possible to list each specific Use allowed by right or through Special Use review. The intent is to provide a sufficient number of illustrative or representative Special Uses and to allow other Special Uses to be assigned to a category as they are proposed in a zoning district. If a Use is proposed that is not specifically listed or described as allowable by right or by Special Use, and is not specifically prohibited, such use may be reviewed and approved by Special Use Permit to ensure that any adverse impacts can be and are mitigated. Some uses may be allowed by right if very similar to a use listed by right in the corresponding zoning district. However, if such Use is not closely matched to an existing Use, then it must meet at a minimum Section 2.03.01.A in addition to the criteria of the most similar Special Use. This determination will be rendered by the County Administrator and/or designee.

### **Sec. 2.03.01 Allowable Special Uses By Zoning Districts**

The table below indicates the categories of Uses which are allowed in each zoning district within St. Johns County. The categories of Uses are arranged with the zoning district across the top. An "S" indicates the Special Use is allowable subject to the standards of this Part. An "A" indicates the Use is allowable by right. The purpose of Table 2.03.01 is to provide whether a use is allowed by right, or by special use, or prohibited within a zoning district. Specific uses are listed under the general Use Category for convenience (Please see Table 2.02.00).

The Special Uses listed in Section 2.03.01, may be allowed within PUDs and PRDs, subject to the Uses being provided within the PUD or PRD Master Development Plan and approved with the PUD or PRD ordinance, and subject to the limitations of the Comprehensive Plan.

TABLE 2.03.01

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Tour	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development
													OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	HI	PS	AD
	Residential Use																								
Sec. 2.03.39	Single Family Detached	A	A	A	A	A	A	A		A	A		Aa	Aa	Aa	A	Aa	Aa	Aa	Aa	Aa	Aa	Aa	Aa	A
Sec. 2.03.08	Manufactured Homes/Mobile Home	A		S	S	S	S	S	A	A			S	S	S		S	S	S	S	Aa	Aa	Aa	Aa	S
Sec. 2.03.09	Manufactured/Mobile Home Parks								A	S															
	Condominium Ownership			A	A	A	A	A				A				A									
	cooperatives and other ownership arrangements (Multifamily, triplex)							A	A			A				A									
Sec. 2.03.04	Child and Adult Care	A	S	S	S	S	S	S	S	S	S		A	A	A	S	A	A	A			S	S		A
Sec. 2.03.23	Special Care Housing	A	S	S	S	S	S	A	A	S	S														S
	Cemetaries/Mausoleums	A	S	S	S	S	S	S	S	S	S		S	S	S										A
Sec. 2.03.17	Private Schools	S	S	S	S	S	S	S	S	S	S		S	S	S	S			S						S
Sec. 2.03.19	Community Marinas		S	S	S	S	S	S	S	S	S			S	A				S						
Sec. 2.03.07	Home Occupation	S	S	S	S	S	S	S	S	S	S	A													S
	Horses and Ponies	A	S	S	S	S	S	S	S	S	S														A
Sec. 2.03.35	Household Animals	A	S	S	S	S	S	S	S	S	S														A
Sec. 2.03.06	Other animals	A	S	S	S	S	S	S	S	S	S														A
Sec. 2.03.18	Two Family Dwellings		S	S	S	S	A	A	S	S	S	A	A	A	A		A	A	A	A	A	A			A
	Townhomes						A	A				A	Aa	Aa	Aa	A	Aa	Aa	Aa	Aa	Aa	Aa	Aa		
	Duplex			S	S	S	A	A				A	Aa	Aa	Aa		Aa	Aa	Aa	Aa	Aa	Aa			
Sec. 2.03.28	More than one Main Use Structure on Residential Lot	S	S	S	S	S	A	A	S	S															
	Model homes with or without sales offices and construction trailers	A	A	A	A	A	A	A	S	S	A														A
	Agricultural Uses																								
	Silviculture	A																							A
	Horticulture	A																							A
	Aquaculture	A																							A
	Crop Production	A																							A
	Pasture Lands	A																							A
	Passive Outdoor Recreation	A																							A
	Livestock	A																							A
	Bee Keeping	A																							A
Sec. 2.03.05	Horses, Ponies and other Animals	A																							A
	Orchards	A																							A
	Plant Nurseries (commercial)	A																							A
Sec. 2.03.29	General Stores and Feed Stores	S																							
Sec. 2.03.13	Cemeteries and Mausoleums	A																							A
Sec. 2.03.23	Special Care Housing	A																							S
Sec. 2.03.41	Veterinary Offices, Animal Hospitals (with outdoor boarding)	S																							S
Sec. 2.03.32	Kennels and other Animal Boarding Facilities	S																							S
Sec. 2.03.56	Animal Care Facility													S	A		A	A	A	A	A	A	A		A
	Dog and Domestic Animal Parks	A																							A
	Rural Home Industry	A																							A
	Agricultural Manufacturing and Structures (barns, sites, pens, corrals, stables, greenhouses, milking parlors, dairies, feedlots, silos)	A																							A
	Treated Wastewater land application disposal	A																							
Sec. 2.03.21	Farm Worker Housing	S																							S
Sec. 2.03.24	Bed and Breakfast (max 10 units)	Sx																							A
	Primitive Campgrounds	A																							A

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Tour	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development
Sec. 2.03.33	Retreats (max 10 units, max 20 ppl)	S																						A
Sec. 2.03.28	Private Clubs	A																						S
	Dude Ranch	A																						A
	Riding Academy	A																						A
	Hunting Camps	A																						A
	Game Preserves	A																						A
	Wildlife Preserves	A																						A
	Outdoor Events	A																						A
	Outdoor Arenas	A																						A
Sec. 2.03.30	Outdoor Firing Ranges	S																A						
Sec. 2.03.59	Rural Industry	S																						
Sec. 2.03.40	Aircraft Landing Fields	S																						
	<b>Cultural / Institutional Use</b>																							
	Libraries	A										A	A	A	A	A		A						A
	Galleries	A										A	A	A	A	A		A						A
	Museums	A										A	A	A	A	A		A						A
	Schools (Conventional Academic)	A										A	A	A	A	A		A						A
	Adult Day Care (child and adult daycare)	A	S	S	S	S	S	S	S	S	S	A	A	A	S	A	A	A			S	S		A
	Community Centers	A										A	A	A	A	A		A						A
Sec. 2.03.12	Churches and Synagogues	A	S	S	S	S	S	S	S	S	S	A	A	A	S	A	A	A	S	S	S	S	S	A
Sec. 2.03.38	Private Clubs	A										S	S	A		A	A	A						S
	Parks and Recreation Facilities (w/wo lighted fields and courts)	A										A	A	A	A	A		A						A
	<b>Neighborhood Business/ Commercial Uses</b>																							
	Commercial Indoor Recreation												A	A		A	A	A	S	S	S			
	Archery												A	A	A	A	A	A						A
	Entertainment												A	A	A	A	A	A						A
	Hospitality												A	A	A	A	A	A						A
	Retail good stores												A	A	A	A	A	A						A
Sec. 2.03.46	Financial Institutions w/wo drive through												A	A	A*	A	A	A	S	S				
	Funeral homes											A	A	A	A	A	A	A						A
Sec. 2.03.44	Convenience Stores without gas pumps												A	A	A	A	A	A						
	Grocery Stores												A	A	A	A	A	A						A
	Specialty Food Stores												A	A	A	A	A	A						A
	Pharmacies (w/o drive through)												A	A	A	A	A	A						A
	Billards and Pool parlors												A	A	A	A	A	A						A
	Spas/gyms and health												A	A	A	A	A	A						A
	Trade schools											A	A	A	A	A	A	A	A	A	A			A
Sec 2.03.12	Churches											A	A	A	S	A	A	A	S	S	S	S	S	A
Sec. 2.03.24	Bed and Breakfast (max 10 units)											S	Sx	Ax	A	A	A	A						A
	Mini Warehouse / personal property											S	S	S		S	A	S	A	A	A			A
Sec. 2.03.42	Recreational Vehicle/Boat Storage												S	S		A	A		A	A	A	A		
	Personal Services (catering, printing, mail & package, travel agencies, laundries, beauty shops, barbers, photo studios)											A	A	A	A	A	A							A
Sec. 2.03.41	Veterinary Offices and Animal Hospitals (no outdoor boarding facilities and enclosed within soundproof building)												A	A	S	A	A	A						S
	Child and Adult Daycare											A	A	A	S	A	A	A			S	S		A
	Nursing Homes												A	A	A	A	A	A						A

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	TCMU Town Center Mixed Use	CHT Commercial Highway Tour	CI Commercial Intensive	CR Commercial Rural	CHI Commercial High Intensity	CW Commercial Warehouse	IW Industrial Warehouseing	HI Heavy Industrial	PS Public Service	AD Airport Development
Sec. 2.03.45	Restaurants (with/without drive through)												S	A*	A	A*	A	A	A	A	A				
Sec. 2.03.57	Brewpub													S	S	S	S	S		S	S				
Sec. 2.03.22	Psychics, Astorlogists, Palmists (Ord. 98-18)												S	S	A	S	A	A	A	A	A	A			A
Sec. 2.03.19	Community Marinas													S	A				S						
	Medical/professional offices												A	A	A	A	A	A	A	A	A				A
	Government offices												A	A	A	A	A	A	A	A	A	A	A	A	A
	Schools for fine arts or martial arts												A	A	A	A	A	A	A						A
	General Business / Commercial Use																								
Sec. 2.03.43	Commercial Recreation														A		A	A	A	S	S	S			
	Archery														A	A	A	A	A						A
	Entertainment														A	A	A	A	A						A
	Hospitality														A	A	A	A	A						A
	Retail good stores														A	A	A	A	A						A
Sec. 2.03.46	Financial Institutions (w/wo drive through)														A	A*	A	A	A	S	S				
	Pharmacies (w/wo drive through)														A	A*	A	A	A*						A
	Free Standing ATMS														A	A		A							A
Sec. 2.03.14	Crematoriums, Funeral Homes, Mortuaries,														S	A		S	S	S	S				S
	Indoor Farm and Garden Supply Centers														A	A		A	A						A
	Outdoor Plant Sales														A	A	A	A							A
	Outdoor Storage														S		A	A	S	A	A	A	A		A
Sec. 2.03.44	Neighborhood Convenience Stores w/wo pumps														A		A	A		S	S				
	Gas station w/out auto service repair														A	A	A	A		A	A				A
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A				
Sec. 2.03.51	Auto Oil Change Facilities														S		A	A	S	A	A				
Sec. 2.03.52	Tire Service Centers														S		A	A	S	A	A				
	Small car rental offices with fleet														A	A		A							A
	Grocery Stores, Specialty Food Stores												A	A	A	A	A	A	A						A
	Supermarkets														A	A		A							A
	Bowling alleys														A	A		A							A
	Spas, Gyms, Health Clubs														A	A	A	A	A						A
	Community hospitals														A	A		A							A
	Vocational/Trade School												A	A	A	A	A	A	A	A	A	A			A
Sec. 2.03.24	Bed and Breakfast	Sx											S	Sx	Ax	A	A	A	A						A
Sec. 2.03.16	Personal Property/Mini Warehouse												S	S	S		S	A	S	A	A	A			A
Sec. 2.03.42	RV/Boat Storage													S	S		A	A		A	A	A	A		
	Personal Services (catering, printing, mail & package, travel agencies, upholstery, laundries)												A	A	A	A	A	A	A						A
	Small appliance repair shops												A	A	A	A		A			A	A			A
	Upholstery service													A	A	A	A	A	A						A
	Personal Services													A	A	A	A	A	A						A
	Employment services												A	A	A	A		A		A	A				A
	Bail bonds												A	A	A	A		A							A
	Photography Studios												A	A	A	A	A	A	A						A
Sec. 2.03.22	Psychics (Ord. 98-18)												S	S	A	S	A	A	A	A	A	A			A
	Adult and Child Care Centers	A	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	A	A	A	A	S	S		A
	Nursing Homes													A	A	A	A	A	A						A
	Psychiatric Care and Treatment Facilities with or without Housing														A	A		A							A
Sec. 2.03.45	Restaurants (with/without drive through)												S	A*	A	A*	A	A	A	A	A				
Sec. 2.03.57	Brewpub													S	S	S	S	S		S	S				
Sec. 2.03.58	Microbrewery														S	S	S	S		S	S	S	S		

[illegible]

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	TCMU	Town Center Mixed Use	Commercial Highway Tour	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development
	Alcoholic Beverage Sales subject to 2.03.01, 2.03.02	S											S	S	S	A	S	S	S	S	S	S			S	
	Outdoor Sit Down Cafes															A										
	Art Galleries															A										
	Pottery Shops															A										
	Apparel, Vintage Clothing															A										
	Gift Shops, Home Décor															A										
	Garden Stores, Book Stores															A										
	Kite Shops, Surf Shops, Bike Shops															A										
	Dry Cleaner (Mail and Package only)															A										
	Travel, Real Estate, Financial Advisor															A										
	Live/Work Units																									
	Highway Commercial Uses																									
Sec. 2.03.51	Service stations w/wo retail food sales																A	A		A	A				A	
	Auto Oil Change Facilities ( 3 enclosed bays)														S		A	A	S	A	A					
	Auto service (3 enclosed bays no outdoor storage)														A		A	A							A	
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A					
Sec. 2.03.45	Restaurants, w/wo drive through facilities												S	A*	A	A*	A	A	A	A	A					
	Agricultural Stands Temp/Perm															A	A	A	A	A	A				A	
	Outdoor Plant Sales														A	A	A	A		A	A				A	
Sec. 2.03.27	RV Campgrounds															A	A	S	A	S	S				A	
Sec. 2.03.19	Marinas														S	S	A	A		A	A	A			S	
	Hotels and Motels															A	A	A		A	A					
	Adult Arcade Amusement Centers																S	A		A	S					
Sec. 2.03.48	Electronic Game Promotions																S	S		S	S					
Sec. 2.03.33	Retreats	S															A	A	A						A	
Sec. 2.03.34	Fish Camps	S															A		A							
Sec. 2.03.44	Convenience Stores w/wo gas sales														A		A	A		S	S					
	Tourist Retail Sales																A	A							A	
Sec. 2.03.36	Truck Stops																S	S		S	S					
	High Intensity Commercial Uses																									
	automobile sales - I																	A		A	A				A	
	automobile rental - I																	A		A	A				A	
	automobile service/repair - I, Repair of farm and garden equipment																	A		A	A				A	
	automobile storage -I																	A		A	A				A	
	Body shops																	A		A	A				A	
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A					
Sec. 2.03.44	Service stations																	A		A	A				A	
	Convenience Stores with gas pumps														A		A		S	S						
	Large scale discount centers																	A		A	A				A	
	Supercenters																		A		A	A			A	
	Large Scale Building Supply Centers																		A		A	A			A	
	Big Box retailers																		A		A	A			A	
	Outdoor plant and garden supply sales																		A		A	A			A	
	Professional Office, general office, gov'n office												A	A	A	A	A	A	A	A	A				A	
Sec. 2.03.22	Psychics (Ord. 98-18)												S	S	A	S	A	A	A	A	A	A			A	
Sec. 2.03.46	Financial institutions w/wo drive through													A	A	A*	A	A	A	S	S					
Sec. 2.03.45	Restaurants w/wo drive through												S	A*	A	A*	A	A	A	A	A					

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Tour	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development
												OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	HI	PS	AD
Sec. 2.03.43	Commercial recreation												A	A		A	A	A	S	S	S			
	Vocational, technical trade school											A	A	A	A	A	A	A	A	A	A			A
	Licensed parimutual permit holder															S	A		S	A				
	newspaper printing operations and distribution centers																A		A	A				A
Sec. 2.03.47	Free Standing Taverns, Bars, Lounges, Clubs														S		S		S	S				
Sec. 2.03.48	Electronic Game Promotions															S	S		S	S				
	Adult Uses																S		S	S	S			
Sec. 2.03.48	Indoor Activities, Adult Arcades															S	A		A	S				
	Agricultural Stands (temporary or perm)															A	A	A	A	A				A
	Outdoor arenas	A															A		A	A				A
	Rodeo Grounds																A		A	A				A
	Livestock auction facilities																A		A	A				A
	Race tracks (auto, dog, kart, horse, moto)																A		A	A				A
	Indoor shooting firing ranges																A		A	A				A
Sec. 2.03.27	RV Campgrounds															A	S	A	S	S	S			S
Sec. 2.03.19	Ports																A		A	A	A	A		
Sec. 2.03.19	Marinas													S	S	A	A		A	A	A			S
Sec. 2.03.41	Veterinary Office/Animal Hospital (outdoor boarding)																A		A	A				S
Sec. 2.03.32	Kennels and other animal storage yards for equipment/machinery	S															A	A	A	A	A			S
	dry storage for boats, building contractors, landscaping services, garbage haulers																A		A	A				A
	extermination/ pest control																A		A	A				A
	Flea Markets (outdoor/indoor sales complex) temporary or permanent																A		A	A				A
Sec. 2.03.36	Truck Stops															S	S		S	S				
	Hotels/Motels																A	A	A	A				A
	Rural Commercial Uses																							
Sec. 2.03.29	General Stores	S											A	A		A	A	A						
Sec. 2.03.45	Restaurants w/wo drive through											S	A*	A	A*	A	A	A	A	A				
	Gas Stations													A		A	A		S	S				
	Farm and Garden Supply Stores													A	A		A	A						A
Sec. 2.03.50	Car Wash Facilities													S		A	A	S	A	A				
Sec. 2.03.51	Auto Oil Change Facilities													S		A	A	S	A	A				
Sec. 2.03.52	Tire Service Centers													S		A	A	S	A	A				
	Bait and Tackle General Supplies																	A						
	Agricultural Stands															A	A	A	A	A				A
	Nurseries	A																A						
Sec. 2.03.34	Fish Camps	S														A		A						
Sec. 2.03.19	Community Marinas		S	S	S	S	S	S	S	S	S		S	A				S						
Sec. 2.03.24	Bed and Breakfast Establishments	S										S	S	A	A	A	A	A						A
Sec. 2.03.33	Retreats	S														A	A	A						A
	Primitive Campgrounds	A																A						A
Sec. 2.03.27	RV Campgrounds															A	S	A	S	S	S			S
Sec. 2.03.38	Private Clubs (Hunt, Saddle, Riding)	A										S	S	A		A	A	A						S
Sec. 2.03.32	Boarding Stables, Kennels, other animals	S															A	A	A	A				S
	Shooting Ranges	S																A						
Sec. 2.03.54	Outside storage													S		A	A	S	A	A	A	A	A	A

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Tour	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehousing	Heavy Industrial	Public Service	Airport Development												
Sec. 2.03.41	Veterinary Offices and Animal Hospitals with outdoor boarding																		A																		
	Light Industrial Uses																																				
	Boat and RV storage													S	S		A	A		A		A	A													A	
	Light Manufacturing																				A	A															A
	Vegetable Food Processing																				A	A															A
	Production, Packaging, Assembly Plants																				A	A															A
	Warehousing w/wo Distribution Centers																				A	A															A
	Lumberyards																				A	A															A
	Large Scale Printing Plants																				A	A															A
	Newspaper Printing Operation/Distribution																				A	A															A
	Business amd Commerce Parks																				A	A															A
Sec. 2.03.19	Ports																	A		A	A	A	A														
Sec. 2.03.19	Marinas														S	S	A	A		A	A	A														S	
	Office Showrooms																				A	A															A
Sec. 2.03.31	Vehicle Recycling Facilities																				S	S															
Sec. 2.03.49	Composting and other Yard Waste Facilities	S																				S	A														
	Extermination and Pest Control Svcs																	A		A	A	A														A	
	Storage Yards for Equipment, Machinery, Boats and supplies for trades contractors																	A		A	A	A														A	
	Boat and RV storage													S	S		A	A		A	A	A	A														
	Landscaping Services																	A		A	A	A														A	
	Garbage Haulers																	A		A	A	A														A	
	Appliance Repair Shops																				A	A															A
	Machine Shops																				A	A															A
	Vehicle Repair and Storage (All Types)																			A	A	A															A
	Mini Warehousing Personal Property												S	S	S		S	A	S	A	A	A														A	
	Indoor Kennels and other animal boarding	S																A	A	A	A	A														S	
Sec. 2.03.41	Veterinary Office and Animal Hospitals and Groomers																				A	A															S
	Vocational/Technical Trade Schools												A	A	A	A	A	A	A	A	A	A														A	
Sec. 2.03.43	Commercial Recreation													A	A		A	A	A	S	S	S															
	Heavy Industrial																																				
	Heavy Manufacturing																						A														A
	Slaughterhouse and Animal Processing																					A															A
Sec. 2.03.19	Port Facilities																	A		A	A	A															
Sec. 2.03.19	Marinas														S	S	A	A		A	A	A														S	
	Power Plants																																				A
	Dry Cleaning Plants																																				A
	Metal and Rubber Fabrication																																				A
	Chemical and Fertilizer Manufacturing																																				A
	Paper and Pulp Manufacturing																																				A
	Petroleum Refining																																				A
	Plastic, Glass, Cement, Concrete, Clay Manufacture																																				A
	Mining and Extraction Activities																																				
Sec. 2.03.10	Land Excavation/Borrow Pits	S																			S	S	A	S													A



[illegible]

---