

Standard Zoning Districts

Commercial

USES	C-1	C-2	C-3	*Additional standards on uses
RESIDENTIAL - 1, 2 & MULTIFAMILY				
1-family detached dwelling				Sec. 3-3(1)
2-family dwelling (on one lot)				
duplex dwelling (on two fee-simple lots)				Sec. 3-3(2)
multifamily dwelling	UP	P		
townhouse (on a fee-simple lot)	P	P		
manufactured home				Sec. 3-3(3)
manufactured/mobile home park	UP*	UP*		Sec. 3-3(4)
manufactured/mobile home subdivision	UP*	UP*		Sec. 3-3(4)
upper-floor dwelling unit (one unit over commercial)		UP*		Sec. 3-3(5)
dwelling unit for resident caretaker/watchman				Sec. 3-3(6)
home occupation	P*	P*		Sec. 3-3(7)
GROUP LIVING				
boarding/rooming house	P	P		
detention facility	UP	UP	UP	
group home 1	P	P		
group home 2	UP	UP		Sec. 3-3(8)
halfway house	UP	UP	UP	
juvenile residence	UP*	UP*		Sec. 3-3(8)
nursing home	UP	UP	UP	
orphanage	UP*	UP*	UP*	Sec. 3-3(9)
shelter	UP*	UP*	UP*	Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE				
bank, with drive-through	P	P	P	
bank, without drive-through	P	P	P	
barber shop/beauty salon	P	P	P	
bed & breakfast 1	UP	UP	UP	
bed & breakfast 2	UP	UP	UP	
bicycle sales and repair	P	P	P	
boat repair				
boat sales	P	P	P	Sec. 3-3(45)
car wash, hand/auto detailing	P	P	P	
car wash, self-service or automated		P	P	
catering service		P	P	
clothing maker, custom	P	P	P	
computer equipment repair		P	P	
day care 1, family	P	P	P*	Sec. 3-3(10)
day care 2, family	P*	P*	P*	Sec. 3-3(11)
day care 1, commercial	ZA*	ZA*	ZA*	Sec. 3-3(49)
day care 2, commercial	UP*	UP*	UP*	Sec. 3-3(50)
day spa	P	P	P	

dry cleaning, collection or pick-up station	P	P	P	
dry cleaning, closed type using nonflammable liquid	UP	P	P	
dry cleaning			P	
farm supplies/equipment sales and service			P	
funeral home/mortuary		UP	UP	
gas station	P	P	P	
hotel		UP	UP	
hotel, extended stay		UP	UP	
laundromat	P	P	P	
liquor store	P	P	P	
loan office	P	P	P	
motorcycle sales		P*	P	Sec. 3-3(40)
motorcycle service		P*	P	Sec. 3-3(41)
office, general	P	P	P	
office, government	P	P	P	
office, laboratory or research				Sec. 3-3(44)
office, medical	P	P	P	
office, taxicab	P	P	P	
outdoor dining 1	ZA*	ZA*	ZA*	Sec. 3-3(12)
outdoor dining 2	UP*	UP*	UP*	Sec. 3-3(13)
outdoor dining, downtown				Sec. 3-3(14)
outdoor dining, Phoebus				Sec. 3-3(48)
pawn shop		UP	UP	
print shop/private postal service, max. 500 sq. ft.	P			
print shop/private postal service, max. 3000 sq. ft.		P		
print shop/private postal service, no max.			P	
restaurant, without drive-through	P	P	P	
restaurant, with drive-through	P	P	P	
restaurant, drive-in		P	P	
restaurant, accessory, not to include drive-through				
retail sales, general ^A	P	P	P	
rummage sale, temporary	P*	P*	P*	Sec. 3-3(15)
second-hand store		P*	P*	Sec. 3-3(16)
sign painting shop		P	P	
storage facility			UP	
tattoo parlor		UP	UP	
tire sales		P*	P*	Sec. 3-3(17)
tire repair		P*	P*	Sec. 3-3(17)
Turkish bath	P	P	P	
upholstery shop		P	P	
vehicle repair, heavy			P	
vehicle repair, light	P	P	P	
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales		P	P	
vehicle sales, of used vehicles			P	

vehicle storage, including vehicle storage accessory to sales of new vehicles or gas station		UP*		Sec. 3-3(42)
vehicle storage, including vehicle storage accessory to heavy vehicle repair			UP*	Sec. 3-3(18)
vending stand, food				
INSTITUTIONAL				
college/university, public	P	P	P	
college/university, private	UP	UP	UP	
hospital	UP	UP	UP	
library, public	P	P	P	
library, private	UP	UP	UP	
museum, public	P	P	P	
museum, private	UP	UP	UP	
post office	P	P	P	
religious facility	P*	P*	P*	Sec. 3-3(24)
mental health/substance abuse treatment facility			P	
school, horse riding				Sec. 3-3(19)
school, public	UP	UP	UP	
school, private	UP	UP	UP	
RECREATIONAL				
adult entertainment establishment			P*	Sec. 3-3(20)
amusement center		UP	P	
amusement operations			P	
auditorium		P	P	
banquet hall				Sec. 3-3(51)
billiard hall		P	P	
boat tour/charter boat docking facility				
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	
bowling alley		P	P	
carnival			UP	
club/lodge, private or fraternal	UP	UP	UP	
community center	UP	UP	UP	
coin-operated amusement devices, accessory	P*	P*	P*	Sec. 3-3(21)
dance hall			P	
golf course/country club				
live entertainment 1, in conjunction with a restaurant	ZA*	ZA*	ZA*	Sec. 3-3(22)
live entertainment 1, in conjunction with a micro-brewery/distillery/winery				Sec. 3-3(22)
live entertainment 2, in conjunction with a restaurant	UP*	UP*	UP*	Sec. 3-3(23)
live entertainment 2, in conjunction with a micro-brewery/distillery/winery				Sec. 3-3(23)
marina, including boat sales, rental, storage and fuel	UP	UP	UP	
park/playground, active	UP	UP	UP	
park, passive/open space	UP	UP	UP	

recreation center				
shooting range, indoor			UP	
shooting range, trap or skeet	UP*	UP*	UP*	Sec. 3-3(25)
skateboard ramp	SX*	SX*	P	Sec. 3-3(26)
skating rink, ice or roller		P	P	
swimming pool, commercial		P	P	
theater, indoor	UP	P	P	
theater, outdoor				
AGRICULTURAL & ANIMAL-RELATED				
agriculture/farming				Sec. 3-3(37)
animal boarding/stables				Sec. 3-3(19)
community garden	P*	P*	P*	Sec. 3-3(46)
kennel				Sec. 3-3(38)
silviculture/plant nursery, no retail sales				Sec. 3-3(39)
silviculture/plant nursery, including retail sales	UP*	UP*	UP*	Sec. 3-3(27)
slaughterhouse/stockyard				
taxidermist			P	
veterinarian office/hospital		UP*	UP*	Sec. 3-3(28)
accessory use/structure for keeping of recreational animals	P*	P*	P*	Sec. 3-3(29)
INDUSTRIAL				
blacksmith				
blast furnace/boiler works				
brewery/distillery/winery, micro				Sec. 3-3(47)
brewery/distillery				
cotton gin/oil mill				
drop forge/power hammer				
elevator; coal, grain or flour				
foundry				
freezing plant for produce				
ice storage and distribution			P*	Sec. 3-3(43)
laundry and cleaning, commercial				
machine shop or light metal fabrication				
manufacturing of boats/sail-making				
manufacturing/processing/treatment of baked goods, dairy products			P	
manufacturing/processing/treatment of seafood			P	
manufacturing/processing/treatment 1 ^B				
manufacturing/processing/treatment 2 ^C				
manufacturing/processing/treatment 3 ^D				
manufacturing/processing/treatment 4 ^E				
manufacturing/processing/treatment 5 ^F				
mill, lumber or saw; including lumberyard				
mixing plant, asphalt or concrete				
motion picture studio				

pharmaceutical processor				
rolling mill				
small artisan shop		P*	P*	Sec. 3-3(30)
smelting or tin, copper, iron, or zinc				
storage/distribution of flammable liquids				
storage of materials, indoor/outdoor, including equipment				Sec. 3-3(31)
rental and contractor's storage				
tannery				
trash or junk collection, storage, sorting or baling				
yard, railroad freight classification				
yard, trucking terminal or draying				
warehouse/distribution center				
wrecking; automobile, indoor				
wrecking; automobile, outdoor				Sec. 3-3(32)
UTILITIES & TRANSPORTATION				
bus terminal				
	C-1	C-2	C-3	
communication antenna, commercial building-mounted	P*	P*	P*	Sec. 3-3(33)
communication tower, commercial	UP*	UP*	UP*	Sec. 3-3(34)
communication tower, noncommercial 75' max.	P	P	P	
communication tower, noncommercial 75' to 125'	UP	UP	UP	
heliport/helistop				
parking garage, commercial			P	
parking lot, commercial	P	P	P	
parking lot, accessory to PO-2 uses				
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership				
pier, dock, seawall related to commercial or industrial water transport				
railroad track spur				
transit station				
transmission center, government-operated				
utility infrastructure/structure to house a government function	P	P	P	
utility building/substation	PC	PC	PC	
utility plant/power plant				
OTHER				
cemetery				
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	Sec. 3-3(35)
off-premises advertising signs, existing				Sec. 10-4(11)
open-air version of any use permitted in HRC-2				
promotional event	ZA*	ZA*	ZA*	Sec. 3-3(36)
rescue mission			P	

wholesaler

P