Section 2 Commercial Uses

A. Commercial Use Matrix

Table 4.B.2.A – Commercial Use Matrix

Standard Zoning Districts																															Planned Development Districts (PDDs)																					Traditional Development Districts (TDDs)									
AG/CON			Residential						Commercial															CMR	IND			INST																		

Table 4.B.2.A – Commercial Use Matrix

Standard Zoning Districts																															Planned Development Districts (PDDs)																									Traditional Development Districts (TDDs)											
AG/CON			Residential						Commercial											CMR	IND		INST								PUD					MUPD								PIPD			MHPD	RVPD	TND				TMD																			
															URAO					IRO																		

Table 4.B.2.A – Commercial Use Matrix

Standard Zoning Districts																																			Planned Development Districts (PDDs)																					Traditional Development Districts (TDDs)									
AG/CON			Residential						Commercial															CMR	IND			INST					PUD Pods					MUPD FLU									PIPD Pods			MHPD	RVPD	TND Tier						TMD				
PC	AGR	AP	AR RSA	AR USA	RE	RT	RS	RM	CN	CLO	CC	CHO	CG	CRE	URAO UC1	URAO UC2	URAO UC3	URAO UI1	URAO UI2	IRO FLU CL	IRO FLU CLO	IRO FLU CH	IRO FLU CHO	IL	IL	IG	PO	IPF	Use Type	Supplementary Use Standards #	RES	COM	REC	CIV	AGR/P	CL	CH	CLO	CHO	CR	IND	EDC	CMR	INST	IND/L	COM	IND/G	MPD	RVPD	U/S RES	U/S NC	U/S OSREC	Exurban/ Rural RES	Exurban/ Rural NC	Exurban/ Rural OSREC	US	EXRURAL	AGR DEV	AGR PRES
Commercial Uses (2)																																																																													
-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	D (3)	D (3)	D (3)	D (3)	D (3)	D	-	D	-	-	P	-	P	-	Repair Services, Limited	30	-	P	-	-	-	P	P	-	-	-	P	-	-	-	P	P	-	-	-	-	P	-	-	P	-	P	P	P	-
-	-	-	-	-	-	-	-	-	-	-	A	-	A	A	D	D	D	D	D	A	-	A	-	-	-	-	-	-	Restaurant, Type 1	31	-	A	-	-	-	A	A	-	A	-	-	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	A	A	A	-
-	-	-	-	-	-	-	-	-	A	-	D	-	D	A	D	D	D	D	D	D	-	D	-	-	-	-	-	-	Restaurant, Type 2	32	-	A	-	-	-	A	D	-	A	A	-	-	-	-	-	A	-	-	-	-	A	-	-	-	A		D	D	D	-
-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	D (3)	D (3)	D (3)	D (3)	D (3)	D	-	D	-	-	-	-	-	-	Retail Sales	33	-	P	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	P	-	-	P	-	P	P	P	-
-	-	-	-	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Rooming and Boarding House	34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	A	A	A	A	-	D	D	D	D	D	D	-	D	-	A	D	-	-	-	Self-Service Storage, Limited Access	35	-	A	-	-	-	A	D	-	-	-	D	-	A	-	D	D	-	-	-	-	A	-	-	A	-	D	D	D	-
-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	D	D	D	D	D	D	-	D	-	-	D	-	-	-	Self-Service Storage, Multi-Access	35	-	-	-	-	-	A	A	-	-	-	D	-	-	-	D	A	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	D	D	D	D	D	-	-	-	-	-	-	-	-	-	Single Room Occupancy (SRO)	36	-	-	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-
-	-	-	-	-	-	-	-	-	P	-	A	-	A	A	A	A	A	A	A	A	-	A	-	-	-	-	A	-	Theater and Performance Venue	37	-	A	-	-	-	-	A	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	-
-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	A	-	-	A	-	-	-	A	-	-	A	-	-	-	Vehicle or Equipment Sales and Rental, Heavy	38	-	-	-	-	-	-	A	-	-	-	A	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	A	-	A	-	D	D	-	D	-	A	-	D	-	-	-	-	-	-	Vehicle Sales and Rental, Light	39	-	A	-	-	-	A	A	-	-	-	-	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	A	A	A	-
-	A	-	A	A	-	-	-	-	P	A	P	D	P	-	D	D	D	D	D	D	-	D	-	-	P	-	-	-	Veterinary Clinic	40	-	P	-	-	-	P	P	A	P	-	-	-	-	-	-	P	-	-	-	-	P	-	-	P	-	P	P	P	-
-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	D (3)	D (3)	D (3)	D (3)	D (3)	D	D	D	D	A	P	P	P	P	Vocational Institution	41	-	P	-	-	-	P	P	-	P	-	P	P	A	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	-
-	-	-	-	-	-	-	-	-	A	A	A	D	D	-	D	D	D	D	D	D	D	D	D	-	-	-	-	-	Work/Live Space	42	-	P	-	-	-	P	P	P	P	-	-	-	-	-	-	P	-	-	-	-	P	-	-	P	-	P	P	P	-

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023] [Ord. 2023-011]

Use Approval Process Key:

P Permitted by Right	**D** Subject to DRO approval **B** Subject to Zoning Commission approval (Class B Conditional Use)	**A** Subject to BCC approval (Class A Conditional Use) **-** Prohibited use, unless stated otherwise within Supplementary Use Standards

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standards column.

(2) Uses may require a higher level of approval pursuant to Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, and Table 4.A.9.B, Thresholds for Projects Requiring Board of County Commissioners Approval, unless otherwise specified within the Supplementary Use Standards of the specific use. [Ord. 2021-023]

(3) The change in use for a previously approved non-residential structure shall be Permitted by Right, if in compliance with Art. 3.B.16.E.1, Right to Continue or Change Uses.