



## **2015 UDC UPDATE PROPOSALS**

The *Unified Development Code (UDC)* update program occurs every 5 years, specifically on those years ending in a “0” or “5.” The program provides citizens and stakeholders opportunity to propose amendments pursuant to *Section 35-111*:

### *Section 35-111. Updates for Amendments.*

*The purpose of this section is to provide for updates to this chapter in order to modify procedures and standards for workability and administrative efficiency, eliminate unnecessary development costs, and to update the procedures and standards to reflect changes in the law or the stated of the art in land use planning and urban design. The update program shall occur every five years beginning in 2010 in years ending with -0 and -5.*

*With the exception of amendments initiated by zoning commission, planning commission, board of adjustments, HDRC, city council, or other appropriate city board or council, amendments submitted during the update program shall be limited to the following:*

- 1. Editing amendments to provide for editing changes that do not alter the impact of the provision being addressed and including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law.*
- 2. Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC. Clarification amendments should not change or alter the intent or meaning of existing UDC provisions.*
- 3. Rule interpretation determinations (RIDs) are written policies and administrative interpretations made by the development service director, historic preservation officer and planning and community development director for subjects which are not fully provided for in the UDC. RIDs are based on case or project experience and may or may not result in the creation of a UDC amendment.*

Where an amendment qualifies under *Section 35-111* of the *UDC*, proposals must take into account the best interest of the community as a whole and include a summary of the proposed change, the reason for the change and the suggested text amendment. Requests must include a workable document using standard edit formatting of underline followed by strikeout. Any citizen may submit a proposal on their own behalf; however, proposals submitted on behalf of a governmental agency, public or private organization or other entity must be submitted by an authorized representative. The Department will accept update requests starting in January of 2015 through May 1, 2015.

Completed proposal applications and questions about the application process may be directed to Christopher Looney, AICP, Policy Administrator at 210.507.5889 or [Christopher.Looney@sanantonio.gov](mailto:Christopher.Looney@sanantonio.gov).

## **WHAT HAPPENS TO MY PROPOSAL?**

Proposals are first reviewed for completeness. The *UDC* requires suggested text changes accompany proposals, and applications must include a digitized copy of the proposed changes in *MS Word* (digital copies are required whereas printed copies are optional). Digital copies of proposed text changes enable us to review and catalogue amendment proposals quickly and efficiently.

During the application review process, we may contact you for additional information. Thereafter, the process is generally as follows:

- Proposals receive a number and are entered into a spreadsheet for tracking and compiling purposes.
- Applications are further reviewed for content by Development Services and other City departments. For example, staff reviews proposals to ensure they do not create contradictory or confusing language within the *UDC* or other City Code chapters.
- Proposals are classified by topic and catalogued with other proposals by affected article, division and section of the *UDC*.
- Amendment proposals are collectively considered by numerous committees and commissions prior to *City Council* action:
  - Proposed amendments are presented to the *Planning Commission Technical Advisory Committee (PCTAC)* for review, comment and recommendation at which time applicants are **required** to be present to discuss their respective amendment proposals and answer any questions.
  - Following *PCTAC* recommendations, update cycle amendments must appear before the *Planning and Zoning Commissions*, the *City Council's Infrastructure and Growth Committee*, and *City Council* for final consideration. Per *Section 35-111* of the *UDC*, the commissions must hear the amendments by October 15, 2015, and *City Council* by December 1, 2015.
- Following *City Council* action, approved amendments are codified and the *UDC* is updated accordingly. The City Code, including the *UDC* (Chapter 35), is accessible at <http://library.municode.com/index.aspx?clientId=11508>.
- All update cycle amendments approved by *City Council* become effective January 1, 2016.

## **APPLICATION INSTRUCTIONS**

### **PART 1: APPLICANT INFORMATION**

Please provide:

- *Name*
- *Organization name (if applicable)*
- *Address*
- *Telephone number*
- *Email information*
- *Signature and Date*

### **PART 2: BASIS FOR UPDATE**

- *Read the choices carefully.*
- *Check only one (1) of the four (4) choices that apply to your proposal (if none apply, see Part 4).*

### **PART 3: REASON FOR PROPOSED CHANGE**

- *Read the choices carefully.*
- *Check all of the three (3) choices that apply to your proposal (if none apply, see Part 4).*

### **PART 4: SUMMARY AND REQUESTED TEXT CHANGES**

Per *Section 35-111* of the *UDC*, proposed amendments must include a summary of the proposed changes, the reason(s) for the proposed changes and specific text changes. If none of the choices provided in *Part 2* and/or *Part 3* of the application apply to your proposal, please include the basis and/or reason(s) for the proposed changes in your summary. To satisfy *Section 35-111* of the *UDC* and *Part 4* of the application, the following information must be submitted, preferably via email:

- *A summary of the proposed change(s); and,*
- *The basis and/or reason(s) for the proposed changes (if not provided in Parts 2 and/or 3); and,*
- *The proposed text must be submitted digitally in a separate MS Word document using standard editing – underline (in blue) followed by ~~strikeout~~ (in red). Please do not use the track changes function in lieu of this editing format.*

**Note: Proposed text amendments must be submitted digitally in MS Word (.docx file) via email, USB flash drive, CD, or some other form of digital media. Please submit completed applications with proposed text via email to [Christopher.Looney@sanantonio.gov](mailto:Christopher.Looney@sanantonio.gov).**

---

***SEE EXAMPLES ON NEXT PAGE***

---

# EXAMPLES

**PROPOSAL SUMMARY (TEXT) –**

*The reason for this proposed UDC amendment is the current floodplain protection provision in Section 35-350(c)(8) is difficult to understand. This provision applies to properties zoned Quarry District and is intended to preserve floodplain areas from silt or sediment build-up. However, as written, this section is not clear as to which floodplain provisions take precedent (City or State) and where on the property buffers should be located.*

**FORMATTED PROPOSAL –**

**Sec. 35-350. “QD” Quarry District.**

\*\*\*\*

**(c) Operating Standards.**

\*\*\*\*

(8) **Floodplain Protection.** No building may be placed or excavation be conducted within one hundred fifty (150) feet from the outer limit of a 100-year floodplain. ~~All NPDES and TEQC requirements must be met any time the quarry operations come within one hundred fifty (150) feet of a 100-year floodplain to prohibit silt or sediment from entering the creek or stream.~~ These restrictions ~~shall will~~ not apply ~~when the 100-year in any case where~~ floodplain is located more than one hundred (150) feet inside the property boundaries ~~of any property zoned “QD”.~~ ~~and no~~ The buffer required by this provision shall ~~be closer in no case be wider~~ than one hundred fifty (150) feet ~~to from~~ the property line boundary ~~of the “QD”.~~ However, all NPDES and TCEQ requirements must be met any time the quarry operations come within one hundred fifty (150) feet of a 100-year floodplain to prohibit silt or sediment from entering the creek or stream.

**PROPOSAL SUMMARY (TABLE) –**

*The UDC currently contains 2 entries in Table 311-2 for “Auto and Light Truck Repair.” One of the entries includes motorcycles and all-terrain vehicles and the other does not. Having 2 entries is redundant and could result in unnecessary confusion. These uses are otherwise similar – both are permitted by right in the “C-3” and “L” zoning districts and prohibited in “ERZD.” This proposal is to remove the entry not referencing motorcycles and all-terrain vehicles. Additionally, this proposal includes allowing auto and light truck repair in the “I-1” zoning district as was the case under the previous 1965 zoning regulations.*

**FORMATTED PROPOSAL –**

<b>TABLE 311-2 NONRESIDENTIAL USE MATRIX</b>												
<i>PERMITTED USE</i>	<i>O-1 &amp; O-1.5</i>	<i>O-2</i>	<i>NC</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>D</i>	<i>L</i>	<i>I-1</i>	<i>I-2</i>	<i>ERZD</i>	<i>(LBCS Function)</i>
<i>Auto</i>	<del>Auto and Light Truck Repair</del>						<del>P</del>	<del>P</del>			<del>NA</del>	<del>2110</del>
Auto	Auto and Light Truck Repair (includes motorized vehicle such as motorcycles and all-terrain vehicles)						P	P	P		NA	2110



## *UDC Update Request Application*

### **Part 1. Applicant Information**

Name: Timothy Barker Organization (if applicable): \_\_\_\_\_

Address: 7107 West Beverly Mae Drive, San Antonio, TX 78229

Phone: (210) 394-4105 Email: timbarker11@gmail.com

Signature: Timothy Barker Date: May 1, 2015  
 (Include title if representing a governmental agency or public/private organization)

### **Part 2. Basis for Update (check only one)**

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC  
 (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

### **Part 3. Reason(s) for Update (check all that apply)**

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

### **Part 4. Summary of Proposed Update with Suggested Text (see application instructions)**

Ammend Table 311-2 to include "ambulatory Surgical Centers" as permitted use only in C-2 and C-3 zoning districts. Please see page 38 of companion document. This is to protect adjacent residential neighborhoods by providing an appropriate buffer zone between homes and this type of medical service.

Sec. 35-311. - Use Regulations.

- (a) Generally. No use shall be permitted pursuant to this chapter, and no development permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency, unless said use is listed as a permitted or specific use permit in this section and all applicable permits and approvals have been issued by the agency or official with final decision making authority. Those uses permitted as primary uses or buildings within each zoning district shall be those uses listed in the Use Matrix (Tables 311-1 and 311-2 herein). (Permitted accessory uses are set forth in the accessory use regulations, section 35-360 of this chapter.)

Only one (1) primary use may be located on any residential lot, property and/or premises. Only one (1) primary use may be located on any nonresidential lot, property and/or premises unless the improvements on the lots are classed as multi-use tenants including strip centers, shopping malls, and multi-storied office buildings. A primary or principal use must be established on a property prior to an accessory use being established on the subject property.

(b) Uses Not Mentioned.

- (1) Uses Not Permitted Unless Specifically Enumerated. No building permit shall be issued for a use not specifically mentioned or described by category in the Use Matrix. Evaluation of these uses shall be as set forth in subsection (3), below.
- (2) Uses Preempted by State Statute. Notwithstanding any provision of this section to the contrary, uses which are required to be permitted in any zoning district by state statute may be permitted in accordance with state law whether or not the use is included in the Use Matrix.

Example: NAICS 5413 (Architectural Engineering, and Related Services) is coded under "Office, General." Assume that the Use Matrix sets out a classification for "Laboratories, Testing," which is NAICS 54138 (a subheading of 5413). The latter 5-digit number is more specific than the 4-digit code. Accordingly, testing laboratories are not included within the same classification as general offices. However, if testing laboratories had not been separately listed, they would be permitted in all districts where general offices are permitted.

- (3) Interpretation - Materially Similar Uses. The director of planning and development services shall make a determination if a use not mentioned can reasonably be interpreted to fit into a use category where similar uses are described. Interpretations may be ratified by the city council upon recommendation by the zoning commission at a regularly scheduled meeting. It is the intent of this article to group similar or compatible land uses into specific zoning districts, either as permitted uses or as uses authorized by a specific use permit. Uses not listed as a permitted or specific use permit shall be presumed to be prohibited from the applicable zoning district. In the event that a particular use is not listed in the Use Matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the director of planning and development services shall determine whether a materially similar use exists in this section. Should the director of planning and development services determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the director's decision shall be recorded in writing. Should the director of planning and development services determine that a materially similar use does not exist, the matter may be referred to the zoning commission for consideration for amendment to this chapter to establish a specific listing for the use in question. Unless an appeal is timely filed pursuant to section 35-481 of this chapter, a decision of the director of planning and development services pursuant to this section is deemed to be valid. If, when seeking periodic ratification of interpretations, the director's interpretation is reversed, then decisions made in reliance on the director's interpretation shall be deemed to be nonconforming uses.
- (4) Rules of Construction. The director may determine that a use is materially similar if:
- A. The use is listed as within the same structure or function classification as the use specifically enumerated in the Use Matrix, as determined by the Land- Based Classification Standards ("LBCS") of the American Planning Association. The director shall refer to the

following documents in making this determination, which documents are hereby incorporated by this reference and which shall be maintained on file in the office of the department of planning and development services: American Planning Association, Land-Based Classification Standards, LBCS Structure Dimension with Detail Descriptions (September 13, 1999); American Planning Association, Land-Based Classification Standards, LBCS Function Dimension with Detail Descriptions (September 13, 1999); American Planning Association, Land-Based Classification Standards, LBCS Tables (September 13, 1999); and American Planning Association, Land-Based Classification Standards (April 18, 1999). The use shall be considered materially similar if it falls within the same LBCS classification (subject to subsection (5), below), and meets the requirements of subsection C., below.

- B. If the use cannot be located within one of the LBCS classifications pursuant to subsection A., above, the director shall refer to the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 1997)("NAICS"). The use shall be considered materially similar if it falls within the same industry classification of the NAICS (subject to subsection (5), below), and meets the requirements of subsection C., below.
  - C. The proposed use shall not generate trips exceeding other uses proposed in the zoning district by more than ten (10) percent, as determined by the Institute of Transportation Engineers, Trip Generation (5th ed., 1991)(the "ITE Manual"), which document is hereby incorporated by this reference. If the trip generation is not listed in the ITE Manual, the use shall be considered materially similar.
- (5) Construction of LBCS and NAICS. In order to assist in interpretation of the Use Matrix, the LBCS and NAICS numbers precede each use in the Use Matrix. In interpreting the Use Matrix, the following rules of construction shall apply:
- A. If a use is listed for a specific classification, while a more general classification within the same industry classification is also listed for another use, the specific classification
  - B. Governs. The specific use is not permitted in all districts where the uses coded to the general classification are permitted simply because they share a similar NAICS code number. The numbers increase as the classifications get more specific.
  - C. Some uses are listed separately, but fall within the same LBCS or NAICS classification. The uses within one (1) such classification are not permitted in all of the zoning districts as the others simply because they fall within the same LBCS or NAICS classification.

(c) Permitted Uses.

- (1) Generally. No use shall be permitted pursuant to this chapter, and no development permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency of the city unless said use is listed as a permitted or specific use permit in the Use Matrix (Tables 311-1 and 311-2) and all applicable permits and approvals have been issued by the official or agency with final decision making authority.
- (2) Use Categories and Specific Uses. The use categories listed in the first column of Tables 311-1 and 311-2 are defined in this chapter, the LBCS, NAICS, or in other resources cross-referenced in this chapter.

P	=	<p>Permitted Uses. A "P" indicates that the listed use is permitted by right within the zoning district.</p> <p>Permitted uses are subject to all other applicable standards of this chapter. Additional development standards may be applicable (see supplemental use regulations, division 7 of this article).</p>
---	---	--

S	=	Specific Uses. An "S" indicates that the listed use is permitted within the respective zoning district only after review and approval of a specific use permit, in accordance with the review procedures of section 35-423 of this chapter. Specific use permits are subject to all other applicable standards of this chapter and those requirements that may reasonably be imposed by the city consistent with the criteria set forth in subsection 35-423(e) of this chapter and any supplemental use regulations which apply to said use.
	=	Prohibited Uses. A blank cell (" ") indicates that the listed use type is not allowed within the respective zoning district, unless it is otherwise expressly allowed by other regulations of this chapter.
NA	=	Not Allowed Uses. "NA" within the Use Matrix of Table 311 or 312, indicates a use that the city council, in consultation with the San Antonio Water System, has deemed inappropriate. If a use is listed as prohibited in a zoning district, but is permitted as an accessory use in the accessory use regulations of this chapter, the use is permitted only as an accessory use to a principal use or principal building on the same lot, tract or parcel. Such uses cannot be established unless and until there is a principal use or principal building on the same lot, tract or parcel to which that use is accessory.

The overlay zoning districts address special siting, use and compatibility issues which require use and development regulations in addition to those found in the underlying zoning districts. Accordingly, an overlay district may not permit all of the uses allowed in the base zoning district. If any regulation in an overlay zoning district requires lower densities, greater setbacks, or otherwise imposes greater standards than those required by the base zoning district, the more restrictive standard applies.

- (d) Alcoholic Beverage Consumption. The provisions of this subsection (d) are designed to carry forward the restrictions established in Ordinance No. 65513, § 2(f), adopted August 13, 1987; Ordinance No. 67518, adopted July 21, 1988; Ordinance No. 73398, § 1 (Att. "A"), adopted March 28, 1991; Ordinance No. 74489, § 1 (Att. I); and Ordinance No. 76116, § 1 (Att. I, § 9(A)), adopted July 9, 1992; as said ordinances are designed to restrict the sale or consumption of alcohol within various zoning districts.
- (1) The uses permitted within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.
  - (2) The uses permitted within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted.
  - (3) The uses permitted within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

TABLE 311-1 RESIDENTIAL USE MATRIX
------------------------------------

PERMITTED USE	R P	R E	R-20	N P-15	N P-10	N P-8	R-6	R M-6	R-5	R M-5	R-4	R M-4	M F-18	M F-25	M F-33	M F-40	M F-50 & M F-65	ERZ D	LBCS FUNCTION	LCBS STRUCTURE
Assisted Living Facility, Boarding Home Facility or Community Home with six (6) or fewer residents		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1230	
Assisted Living Facility, Boarding Home Facility or Community Home with seven (7) or more residents													P	P	P	P	P	P		
Athletic Fields (Noncommercial And Supplemental To The Residential Use)	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	5370	

Automobile Non-Commercial Parking																			NA	2110	
Automobile Commercial Parking	N A	NA	N A	NA	N A	NA	N A	N A	N A	N A	N A	N A	NA								
Bed and Breakfast, see § 35-374			S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	1310		
Bus Shelter (Max Size 6'x13')	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Cemetery, Columbarium Or Mausoleum	S	S	S				S		S		S							S	6700		
Childcare Daycare Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	
Child Care, Licensed Child Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	
Child Care - Registered Child Care Home	S	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S	S	P	6562	
Child-Care Institution	S	S	S	S	S	S		S		S	S	S	S	S	S	S	P	P	6561		



Dormitories or Housing (Off Campus)																					
Dwelling - HUD-Code Manufactured Homes	S	S	S	S	S	S	S	S	S	S	S	S	S						P	1000	1150
Dwelling (loft and/or ARH)														P	P	P	P	P			
Dwelling - Multi-Family (18 Units/Acre Maximum)														P	P	P	P	P	P	1000	1210
Dwelling - Multi-Family (25 Units/Acre Maximum)															P	P	P	P	P	1000	1220
Dwelling - Multi-Family (33 Units/Acre Maximum)																P	P	P	P	1000	1230
Dwelling - Multi-Family (40 Units/Acre Maximum)																	P	P	P	1000	1240
Dwelling - Multi-																		P	P	1000	1250



Park - Public		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Radio/Television Station With Transmitter Tower	S	S	S	S	S													P	4231	
Recreation Facility, Neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6340	
School - Private (Includes Church Schools, Private Schools K-12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6100	
School - Public Includes All ISD Schools K-12, Open Enrollment Charter Schools, Public College or University	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6100	
School - University Or College (Private)	S	S	S	S	S	S	S	S	S	S	S	S						P	6130	

Storage (moving pods) (see 35-A101)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Transit Center														P	P	P	P	P	P	4133	
Transitional Home														S	S	S	S	S	P		
Transit Park & Ride														P	P	P	P	P	S	4133	
Transit Transfer Center (Max Size 14'x33' and total footprint no larger than 30'x40')	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4133	
Transit Station														S	S	S	S	S	S	4133	
Wireless Communication System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	4233	

Table 311-1a Residential Use Matrix				
Permitted Use	Urban	Rural	Farm And Ranch	Mixed Industrial
Assisted Living Facility, Boarding Home Facility, or Community	P	P	P	

Home				
Athletic Fields (Noncommercial and Supplemental to the Residential Use)	See Nonresidential Matrix			
Automobile Noncommercial Parking	S			
Automobile Commercial Parking	S			
Bed and Breakfast, see § 35-374	P	P	P	
Bus Shelter (Max size 6'x13')	P	P	P	P
Bus Stop	P	P	P	P
Cemetery, Columbarium or Mausoleum	See Nonresidential Matrix			
Child Care - Daycare Center	S	S		
Child Care - Licensed Child Care	S	S		
Child Care - Registered Child Care Home	P	P		
Child - Care Institution (Basic)	S	S		
Church, Temple, Mosque (facilities that are for worship or study of religion)	See Nonresidential Matrix			
Dwelling - 1 Family (Attached or Townhouse)	P	P		
Dwelling - 1 Family (Detached)	P	P	P	
Dwelling - 2 Family	P	P		
Dwelling - 3 Family	P	P		
Dwelling - 4 Family	P	P		
Dwelling - Accessory (Carriage Houses, Granny Flats, Echo Homes)	P	P	P	

Dwelling - College Fraternity (Off Campus)	P	S	S	
Dwelling - School Dormitories or Housing (Off Campus)	P	S	S	
Dwelling - HUD-Code Manufactured Homes (Residential)		P	P	
Dwelling (loft and/or ARH)	P			
Dwelling - Multi-Family (18 Units/Acre Maximum)	P			
Dwelling - Multi-Family (25 Units/Acre Maximum)	P			
Dwelling - Multi-Family (33 Units/Acre Maximum)	P			
Dwelling - Multi-Family (40 Units/Acre Maximum)				
Dwelling - Multi-Family (50 Units/Acre Maximum)				
Dwelling - Zero Lot Line	P			
Dwelling - Townhouse	P			
Farming and Truck Garden	P	P	P	
Foster Family Home	P	P	P	
Foster Group Home	S	S	S	
Golf Course (Accessory to a Residential Subdivision)	See Nonresidential Matrix			
Museum	P	P	S	
Nursing Facility	P	S		
Radio/Television Station with Transmitter Tower	See Nonresidential Matrix			
Recreation Facility (Public and Noncommercial)	See Nonresidential Matrix			
Rooming House	See Nonresidential Matrix			

School - Private (Includes Church Schools, Private Schools K-12, Privately Owned College or University, Trade or Specialty School)	See Nonresidential Matrix			
School - Public (Includes All ISD Schools K-12, Open Enrollment Charter Schools, Public College or University)	See Nonresidential Matrix			
Storage (moving pods) (see 35-A101)	P	P	P	P
Transit Center	P			P
Transit Park & Ride	P			P
Transit Transfer Center (Max Size 14'x33' and total footprint no larger than 30'x40')	P			P
Transit Station	S			S
Transitional Home	S	S	S	S
University or College (Private)	See Nonresidential Matrix			
Wireless Communication System	See Nonresidential Matrix			

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Alcohol	Alcohol - Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week			S	S	S	P	P	P			P	2540

Alcohol	Alcohol - Bar And/Or Tavern With Cover Charge 3 or More Days Per Week							S	P					P	2540
Alcohol	Alcohol - Nightclub Without Cover Charge 3 or More Days Per Week							P	P	P					2540
Alcohol	Alcohol - Nightclub With Cover Charge 3 or More Days Per Week							S	P						2540
Alcohol	Alcohol - Beverage Manufacture Or Brewery - Alcohol												P	NA	3110
Alcohol	Alcohol - Distillation, Storage											P	P	NA	3110
Alcohol	Alcohol - Microbrewery							P	P	P	P			S	3110
Alcohol	Alcohol - Beverage Retail Sales (Liquor Store)							P	P	P				P	2150
Alcohol	Alcohol - Wine Boutique							P	P	P	P			P	
Alcohol	Alcohol - Winery With Bottling							P		P					
Amusement	Amusement And/Or Theme Park - Outdoor Rides							P	S					P	5310
Amusement	Animal Racetrack And/Or Rodeo Arena										S	S		S	5130
Amusement	Billiard Or Pool Hall - No Alcohol In "C-2"							P	P	P				P	5380
Amusement	Bingo Parlor							S	P					P	5300
Amusement	Carnival And/Or Circus - Circus (more than 2 weeks, time limit set by city council on individual case consideration)							S	S	S				S	5300

Amusement	Dance Hall						P	P				P	5110
Amusement	Fairground And/Or Stadium							S	S	S		S	5300
Amusement	Go-Cart Track						S		P			S	5300
Amusement	Laser Hide And Seek Games - Indoors						P	P	P			P	5300
Amusement	Laser Hide And Seek Games - Outdoors Permitted						S		P			P	5300
Amusement	Miniature Golf						P	P	S			P	5340
Amusement	Museum - public or private	P	P	P	P	P	P	P	P	P		P	5200
Amusement	Racing - Motor Vehicle										S	S	
Amusement	Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)							S	P			P	5300
Amusement	Live Entertainment With Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)							S	P			P	5300
Amusement	Racing - Motor Vehicle										S	S	
Amusement	Theater - Indoor Permitting Over 2 Screens And/Or Stages							P	P			P	5110
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages					S	P	P	P			P	
Amusement	Theater - Outdoor Including Drive-In And Amphitheaters									P		P	5110
Amusement	Video Games - Coin Or Token			S	P	P	P	P				P	5320

	Operated												
Animal	Animal Clinic			P	P	P	P	P	P			S	2418
Animal	Animal and pet services (no outdoor training, boarding, runs, pens or paddocks)			P	P	P	P	P	P			P	2720
Animal	Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted)								P	P		S	2720
Animal	Animal - Equestrian Center and Riding Trails (see also 35-348)						S	S				S	
Animal	Animal - Pound Or Shelter								P	P		S	
Animal	Breeder - Small Animal Only								S	P		NA	
Animal	Cemetery - Pets (Limited To Small Animals)					P	P	P				S	6730
Animal	Stockyard										S	NA	9300
Animal	Veterinary Hospital - Large And Small Animal									P		S	2418
Animal	Veterinary Hospital - Small Animal								P	P		S	2418
Auto	Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles)						P	P				NA	2110
Auto	Truck And Heavy Equipment - Auction									P		S	
Auto	Ambulance Service						S	P	P			P	4150
Auto	Auto - Glass Tinting					P	P	P				P	2115

Auto	Auto - Manufacture										P	NA	3770
Auto	Auto And Light Truck - Oil, Lube And Tune Up					P	P		P			NA	2110
Auto	Auto And Light Truck Auction								S	P		P	2110
Auto	Auto And Light Truck Repair						P		P			NA	
Auto	Motor Vehicle Sales (full service)						P		P			NA	
Auto	Motor Vehicle Sales						P		P			S	2110
Auto	Auto - Rental						P		P	P	P	NA	
Auto	Auto - Rental (Pick Up And Drop Off Only in "C-2," "D" and "ERZD")						P	P	P	P	P	P	
Auto	Auto Alarm And Radio - Retail (Install. Incidental To Sales In "C-2")						P	P				P	2115
Auto	Auto Alarm And Radio - Retail (Sales And Installation As A Primary Use)							S		P		P	
Auto	Auto Glass Sales - Installation Permitted							P		P	P	P	2110
Auto	Auto Muffler - Installation And Sales Only							P		P	P	S	2115
Auto	Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways							S		P	P	NA	
Auto	Auto Parts Retail - No Outside Storage In "C-2"						P	P		P		P	2115

Auto	Auto State Vehicle Inspection Station						P	P	P	P	P	P	P			2100
Auto	Auto Upholstery - Sales And Installation Completely Enclosed							P		P				P		2100
Auto	Carwash - see supplemental use regulations						S	P		P	S			S		2110
Auto	Limousine Service - Dispatch And Office Use Only No Servicing Of Vehicles Onsite						P	P	P	P	P			S		4155
Auto	Parking And Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer And Marine)(Each Vehicle Limited To 24 Hours Maximum Parking Time Within Any 48 Hour Period In "C3," "D" And "L")								S	S	P	P	P	S		9900
Auto	Parking And/Or Storage - Long Term										P	P	P	NA		
Auto	Parking Lot - Commercial, Subject to 35-384(b) (Parking Lots Requiring Demolition of Dwelling Units) and (d) (Surface Parking Design Standards)	S	P	S	S	P	P	P	P	P	P	P	NA			2110
Auto	Parking Lot - Noncommercial, Subject to 35-384(b) (Parking Lots Requiring Demolition of Dwelling Units)	P	P		S	P	P	P	P	P	P		S			2100
Auto	Parking Garage - Commercial or Noncommercial, Subject to 35-384(c) (Parking Structure Design Standards)	S	P				P	P	P	P	P		S			
Auto	Taxi Service - Parking And Dispatch							P	P	P	P		S			4155





Industrial	Cabinet Or Carpenter Shop						S	P	P		S	3210	
Industrial	Can Recycle Collection Station - No Shredding						S	P	P	P	P	3600	
Industrial	Coffee Roasting								P	P	P	3110	
Industrial	Construction Contractor Facility - screening required for outdoor storage from public ROWs and adjacent property except in "I-2" (see also Service category, construction trades contractors)						S	S	P	P	S	7100	
Industrial	Creamery								S	P	S	3110	
Industrial	Dry Cleaning - Plant						P	P	P	P	NA	2600	
Industrial	Electronic Component - Fabrication								P	P	S	3360	
Industrial	Laundry - Plant						P	P	P		S	2600	
Industrial	Lumber Yard And Building Materials						S	P	P	P	S	2126	
Industrial	Machine Shop						S	P	P	P	S	7200	
Industrial	Pecan Shelling							S	P	P	P	3110	
Industrial	Printer - Large Scale						S	P	P		S	2400	
Industrial	Rock Crusher								S	P	S	2120	
Industrial	Rug Cleaning								P	P	P	S	2120
Industrial	Water Well Drilling Contractor								S	P	S	7230	
Industrial	Welding Shop - Limited To Three Employees And Screening Of Outside Storage In "C-3"						S	S	P	P	P	2100	

Manufacturing	Abrasive - Manufacturing										P	P	NA	2610
Manufacturing	Acetylene Gas - Manufacturing And Storage											P	S	2613
Manufacturing	Air Products - Manufacturing										S	P	S	3400
Manufacturing	Artificial Limb Assembly					P	P	S	P	P	P	P	P	3400
Manufacturing	Asbestos Products - Manufacturing											P	NA	3330
Manufacturing	Asphalt Products - Manufacturing											P	NA	3330
Manufacturing	Bag Cleaning										P	P	S	2100
Manufacturing	Battery - Manufacturing											P	NA	3360
Manufacturing	Beverage - Manufacturing Or Processing										S	P	S	3110
Manufacturing	Biomedical Products - Manufacturing											S	NA	3000
Manufacturing	Boat And Marine - Manufacturing											P	S	2600
Manufacturing	Boiler And Tank Works											P	S	3350
Manufacturing	Broom, Brush - Manufacturing									P	P		S	3400
Manufacturing	Building Specialties - Wholesale Outside Storage Permitted									S	P		S	3510
Manufacturing	Bulk Plant Or Terminal (Includes Bulk Storage of Petro Chemicals)											S		
Manufacturing	Can Manufacture											P	NA	
Manufacturing	Candle - Manufacturing										S	P	S	3400

Manufacturing	Candy - Manufacturing									S	P		S	3110
Manufacturing	Canvas Products - Manufacturing									S	P	P	S	3400
Manufacturing	Chemical - Manufacturing Or Processing									S	S		NA	3320
Manufacturing	Chemical/Drug - Wholesale And Storage									P	P		NA	3600
Manufacturing	Clothing Manufacture - Chemical Process											P	NA	3130
Manufacturing	Clothing Manufacture - Non-Chemical Process									P	P	P	S	3130
Manufacturing	Concrete Products - Manufacturing									S	P		S	3330
Manufacturing	Cotton Compress, Ginning And Bailing											P	NA	9510
Manufacturing	Drug - Manufacturing									P	P		S	3000
Manufacturing	Electronic Component - Manufacturing									S	P		NA	3360
Manufacturing	Electroplating											P	S	3400
Manufacturing	Felt Products - Manufacturing											P	S	3400
Manufacturing	Glass Manufacture											P	S	3330
Manufacturing	Grain - Drying											P	S	3600
Manufacturing	Grain - Milling											P	S	3100
Manufacturing	Hatchery											P	S	9240
Manufacturing	Hazardous Materials Storage											S	NA	4000

Manufacturing	Hosiery - Manufacturing										P	P	S	3320	
Manufacturing	Ice Cream - Manufacturing										P	P	P	P	3110
Manufacturing	Ice Plant - Manufacturing And Processing										P	P	P	3100	
Manufacturing	Insulation Products - Manufacturing And Processing											P	NA	3330	
Manufacturing	Mattress - Manufacturing And Rebuilding										P	P	P	S	3340
Manufacturing	Metal Forging Or Rolling Mill											S	NA	3340	
Manufacturing	Metal Products - Fabrication										S	P	S	2140	
Manufacturing	Millinery - Manufacturing										P	P	P	3400	
Manufacturing	Millwork And Wood Products - Manufacturing										S	P	S	3210	
Manufacturing	Moving And Transfer Company - With Trucks Attached To Trailers For A Total Exceeding 24 Feet In Length										P	P	P	S	4141
Manufacturing	Novelty And Souvenir - Manufacture										S	P	P	S	3400
Manufacturing	Nuclear Or Radioactive Instrumentation - Manufacturing											S	S	NA	3360
Manufacturing	Office Equipment, Furniture - Manufacture										P	P	P	S	2120
Manufacturing	Oil Well Supplies And Machinery - Manufacturing.											P	NA	3350	
Manufacturing	Packing And Gasket - Manufacturing											P	NA	3000	

Manufacturing	Packing Plant - No Rendering											P	NA	9200		
Manufacturing	Paints, Etc. - Manufacturing And Processing											P	NA	3320		
Manufacturing	Paper Products - Manufacturing											P	NA	3200		
Manufacturing	Petroleum - Manufacturing Or Processing											S	NA	3310		
Manufacturing	Planing Mill											S	S	2120		
Manufacturing	Plastic / Vinyl - Manufacturing Or Processing											S	P	NA	3220	
Manufacturing	Playground Equipment - Manufacturing											P	P	P	S	3400
Manufacturing	Poultry Processing - Caged Hen Operation											P	NA	9240		
Manufacturing	Poultry Processing And Live Poultry Storage - Completely Enclosed											P	NA	9240		
Manufacturing	Processing - Other Than Food											S	P	S	3000	
Manufacturing	Refrigeration Equipment - Manufacturing											S	P	NA	3360	
Manufacturing	Rendering Plant											S	NA	9200		
Manufacturing	Sand Or Gravel - Storage And Sales											P	P	P	8000	
Manufacturing	Shoe - Manufacturing											S	P	P	S	3140
Manufacturing	Shoe - Wholesale (Manufacturing Permitted)											S	P	S		
Manufacturing	Shoe Polish - Manufacturing											P	NA	3320		

Manufacturing	Sign Manufacture									S	P	P	S	3440
Manufacturing	Stone Curing, Monument - Manufacturing										P	P	P	3330
Manufacturing	Textile - Manufacturing										P		S	3130
Manufacturing	Tile - Manufacturing										P		NA	3330
Manufacturing	Tile, Roofing And Waterproofing Products - Manufacturing										P		NA	3330
Manufacturing	Tobacco - Processing										P		S	3120
Manufacturing	Tool - Manufacturing									S	P		S	3400
Manufacturing	Toy - Manufacturing										P	P	S	3420
Manufacturing	Trailer - Manufacturing										P	P	S	3400
Manufacturing	Venetian Blind - Cleaning And Fabrication									S	P	P	S	2100
Manufacturing	Vulcanizing, Recapping										S	P	NA	3320
Manufacturing	Water Distillation										S	P	S	3110
Manufacturing	Wire Products - Manufacturing										P	P	S	3400
Manufacturing	Wood Processing By Creosoting Or Other Preserving Treatment											P	NA	3210
Manufacturing	Wool Pulling And Scouring											P	NA	3000
Medical	Medical - Surgical Supplies Wholesale								P	S	P	P	P	3510
Processing	Cosmetics - Manufacturing Or Processing										P		S	2600

Processing	Food And Food Products - Processing										S	P	P	S	3110	
Processing	Punch Concentrate - Processing And Mixing										S	P	P	P	3110	
Processing	Punch Concentrate Products - Mixing Only					S	P				P	P	P	P	3110	
Processing	Used Automotive Parts Recycler												S	NA		
Processing	Recycling Facility Without Outside Storage And/Or Processing (Excluding Metal Recycling Entity)												P	P	S	
Processing	Recycling Facility With Outside Storage And/Or Processing (Excluding Metal Recycling Entity)													P	NA	
Processing	Metal Recycling Entity Without Outside Storage and/or Processing												S	S	S	
Processing	Metal Recycling Entity With Outside Storage and/or Processing													S	NA	
Recreation	Archery Range - Outdoor											S	P		P	5300
Recreation	Archery Range - Indoor						P	P	P	P					P	5300
Recreation	Athletic Fields - Noncommercial	S	S	S	P	P	P	S	P						P	5370
Recreation	Athletic Fields - Commercial	S	S			S	P	S	P							
Recreation	Bowling Alley							P	P	P					P	5380
Recreation	Fitness Center/Health Club		S	P	P	P	P	P	P	P					P	5370
Recreation	Golf Course (See § 35-346 "G" District)														S	5370

Recreation	Golf Driving Range					S	P		P	S		S	5370
Recreation	Gymnasium - Commercial					S	P	P	P	P		P	
Recreation	Gymnasium				P	P	P	P	P	P	P	P	5370
Recreation	Park - Public	P	P	P	P	P	P	P	S	S	S	P	
Recreation	Performing Art Center - Digital Display Monitor								S				
Recreation	Recreational Facility - Community Wide					P	P	P				P	
Recreation	Recreational Facility - Neighborhood			P	P	P	P					P	
Recreation	Rifle And Pistol Range - Indoor						S	S	S	S	P	S	5300
Recreation	Rifle And Pistol Range - Outdoor Permitted										S	S	5300
Recreation	Skateboard Track						S	S	P			P	5390
Recreation	Skating Rink - Ice Or Roller Skating						P	P	P			P	5390
Recreation	Stable And Equestrian Center								P			S	5300
Recreation	Tennis, Racquetball, Handball, Volleyball Or Basketball (Outside Courts Permitted)		P		S	S	P	P	P			P	
Recreation	Tennis, Racquetball, Handball, Volleyball Or Basketball - (Outside Courts Not Permitted)		P		S	P	P	P	P			P	5370
Recreation	Recreational Vehicle Park						S		P			P	
Retail	Air Conditioners - Retail (Incidental To Other Onsite Retail Items In "D")						P	P	P			P	2120

Retail	Antique Store - Retail			P	P	P	P	P	P			P	2145	
Retail	Apothecary - See (Drugstore - Apothecary)													
Retail	Apparel And Accessory Store - Retail			P	P	P	P	P				P	2133	
Retail	Appliance and Electronics - Retail (Appliance Sales Incidental To Other Onsite Retail Items in "C-1" and "D")					P	P	P	P			P	2125	
Retail	Art Gallery			P	P	P	P	P	P			P	2142	
Retail	Bakery - Retail				P	P	P	P	P			P	2151	
Retail	Bookstore			P	P	P	P	P	P			P	2135	
Retail	Business Machines - Retail			P		S	P	P	P			P	2130	
Retail	Camera, Photographic Equipment And Supplies - Retail				P	P	P	P	P			P	2132	
Retail	Candy, Nut And Confectionery - Retail				P	P	P	P	P			P	2153	
Retail	Computer and Software- Retail				P	P	P	P	P			P	2131	
Retail	Convenience Store - Limited to Maximum 3,000 Square Foot Total Floor Area in "I-1"				P	P	P	P	P	P		P	2152	
Retail	Convenience Store (With Carwash)						S	P		P	P	P	S	2152
Retail	Convenience Store (With Gasoline)						P	P	S	P	P	P	NA	2152
Retail	Convenience Store (With Gasoline And Carwash)						S	P		P	P	P	NA	2152
Retail	Dairy Products - Retail				P	P	P	P	P			P	2150	

Retail	Drugstore - Apothecary		P	P	P	P	P	P				P	2161
Retail	Dry Goods - Retail			P	P	P	P	P	P			P	2133
Retail	Farm Supplies						S		P	P		P	2140
Retail	Feed, Seed, Fertilizer Sales - No Outside Storage In "C-3"						P		P	P		P	2140
Retail	Fish Market - Retail			P	P	P	P	P				P	2153
Retail	Flea Market - Indoor						P		P			P	2100
Retail	Flea Market - Outdoor								S	P		P	2100
Retail	Floor Covering - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P	P			P	2120
Retail	Florist - Retail		S	P	P	P	P	P	P			P	2141
Retail	Food Locker Plant - Retail								S	P		S	2120
Retail	Fruit And Produce - Retail			P	P	P	P	P				P	2154
Retail	Furniture Sales - Retail			S	P	P	P	P				P	2121
Retail	Gift Shop - Retail		S	P	P	P	P	P				P	2140
Retail	Glass - Retail					P	P	P	P			P	2120
Retail	Grocery Store - Limited to Maximum 3,000 Square Foot Total Floor Area in "NC"			P	P	P	P	P				P	2151
Retail	Hardware Sales - Retail (Limited to Maximum 3,000 Square Foot Total Floor Area in "NC" )			P	P	P	P	P				P	2122
Retail	Headshop, see also Section 35-377						S					P	2143

Retail	Hobby Store - Retail (Limited to Maximum 3,000 Square Foot Total Floor Area in "NC")			P	P	P	P	P				P	2134
Retail	Home Improvement Center						P	S	P			P	
Retail	Jewelry Store - Retail		S	P	P	P	P	P				P	2140
Retail	Landscaping Materials - Sales And Storage								P	P		S	2123
Retail	Leather Goods Or Luggage Store - Retail			P	P	P	P	P				P	2130
Retail	Medical - Surgical Supplies Retail					P	P	P	P			P	2130
Retail	Milliner - Custom			P	P	P	P	P	P	P		P	3400
Retail	Music Store			P	P	P	P	P				P	2135
Retail	Newsstand		P	P	P	P	P	P				P	2140
Retail	Nursery - Retail (Growing Plants On-Site Permitted)					P	P		P			S	
Retail	Nursery - Retail (No Growing Plants On-site Permitted)				P	P	P	P				S	2100
Retail	Office Equipment And Supply - Retail		S		P	P	P	P	P			P	2120
Retail	Paint And Wallpaper Store - Retail And Wholesale					P	P	P	P	S		P	2120
Retail	Pet or pet supply store			P	P	P	P	P	P			P	2710
Retail	Plumbing Fixtures - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P	P			P	2120

Retail	Rug Or Carpet - Retail				P	P	P	P	P			P	2120
Retail	Secondhand Merchandise - Retail No Outside Storage Or Display Of Inventory Permitted)						P	P	P	P		P	2145
Retail	Shoe - Retail			P	P	P	P	P				P	2140
Retail	Silk Screening - Retail					P	P	P				P	2140
Retail	Sporting Goods - Retail			P	P	P	P	P				P	2134
Retail	Stamps And Coin Sales - Retail			P	P	P	P	P				P	2140
Retail	Stationary Products - Retail	S	P	P	P	P	P	P				P	2140
Retail	Tamale - Preparation Retail (Less Than 2,000 Square Feet In "C-1" And "C-2")			S	S	P	P	P	P			P	2153
Retail	Thrift Store - Retail See (Secondhand Merchandise)												2145
Retail	Tobacco Store - Retail		P	P	P	P	P	P				P	2143
Retail	Toy Store - Retail			P	P	P	P	P				P	2130
Retail	Trophy Sales, Engraving And Assembly			P	P	P	P	P	P			P	2140
Retail	Variety Store - Retail				P	P	P	P				P	2130
Sales	Boat - Sales And Service						P	P				S	
Sales	Machinery, Tools And Construction Equipment Sales And Service						S	P	P	P		S	2120
Sales	Farm Equipment Sales, Service Or Storage							P	P	P		S	2120

Sales	Oil Well Supplies And Machinery Sales - Used											P	NA	2120
Sales	Portable Building Sales					S	S		P	P	P		P	2120
School	School - Business or Commercial Trade		P			P	P	P					P	6142
School	School - Private University Or College		S			S	P	P	P				P	6130
School	School - Public University Or College	P	P	P	P	P	P	P	P				P	6130
School	School - Montessori					S	P	P	P				P	6100
School	School - Nursery (Public And Private)		P	P	P	P	P	P					P	6110
School	School - Private Pre-Kindergarten Through 12th Grade	P	P	P	P	P	P	P					P	9900
School	School - Public Pre-Kindergarten Through 12th Grade	P	P	P	P	P	P	P					P	9900
School	Vocational Trade (No Outside Storage & Training Area Permitted)							P	P				S	6140
School	Vocational Trade (Outside Storage & Training Area Permitted)									P	P	P	S	6140
Service	Air Conditioning/Refrigeration - Service And Repair						S		P	P			P	2120
Service	Altering/Repairing Of Apparel			P	P	P	P	P					P	2600
Service	Ammunition - Manufacturing, Loading And Storage											S	S	2100
Service	Appliance - Repair Major						P	P		P			P	

Service	Appliance - Repair Small			P	P	P	P					P	2125		
Service	Assisted Living Facility, Boarding Home Facility, or Community Home with no more than sixteen (16) residents			P	P	P	S	P				P	1230		
Service	Auditorium		P			P	P	P				P	5110		
Service	Bail Bond Agency					S	S		S	S		P	2220		
Service	Bank, Credit Union	P	P	S	S	P	P	P	P			P	2210		
Service	Barber or Beauty Shop		P	P	P	P	P	P				P	2600		
Service	Bed And Breakfast, see § 35-374	S	P	S	P	P		P				P	1310		
Service	Bicycle - Repair			P	P	P	P	P				P	2113		
Service	Boat And Marine - Storage (Outside Permitted)							S		P		S			
Service	Body Piercing							P				P	2600		
Service	Caterers and Catering Shop (No On-Premises Food Services)					P	P	P	P	P	P				
Service	Cemetery Or Mausoleum					S	S	S	S			NA	6700		
Service	Charitable - food and/or clothing bank							P	P	P	P	P			
Service	Charitable - food service establishment (no charge for meals)							P	P	P	P	P			
Service	Construction Trades Contractors- screening required for outdoor storage from public ROWs and adjacent property except in "I-2" (see also Industrial category,										P	P	S	S	7300

	contractor facility use)																		
Service	Copy Service - Blueprinting And Photocopying	P	P	P	P	P	P	P										S	2414
Service	Cosmetics - Permanent			P	P	P	P	P										P	2600
Service	Day Care Center - Child And/Or Adult Care		S	P	P	P	P	P	S									P	6562
Service	Dry Cleaning - Limited To Five Employees						P	P	P	P	P							S	2600
Service	Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P									P	2600
Service	Electric Repair - Heavy Equipment									P	P							P	7330
Service	Electric Repair - Light Equipment							S		P	P							P	7330
Service	Electronic Equipment - Repair			P	P	P	P	P	P									S	2125
Service	Elevator Maintenance - Service									P	P	P						S	2450
Service	Employment Agency	P	P		S	P	P	P										P	2423
Service	Extended Stay Hotel Or Timeshares					S	P	P										P	
Service	Exterminators									S	P							S	2451
Service	Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)		P	P	P	P	P	P	P	P								P	2150
Service	Food Service Establishment With Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)							S	P									P	2150

Service	Food, Mobile Food Court (subject to 35-399)						P	P	S	P			S	2550
Service	Food, Mobile Vending (Base Operations)										P	P	P	S
Service	Funeral Home Or Undertaking Parlor							P	P	P			S	6710
Service	Furniture Repair/Upholstering			P	P	P	P	P	P				S	2121
Service	Gasoline Filling Station (Without Repair Or Carwash)						P	P	S	P	P	P	NA	2116
Service	Gasoline Filling Station (With Repair)							P		P	P	P	NA	
Service	Gasoline Filling Station (With Repair And/Or Carwash)						S	P	S	P	P	P	NA	
Service	Gasoline Filling Station - Fleet							S		P	P	P	NA	
Service	Group Day Care Limited To 12 Individuals	P	P	P	P	P	P	P	P	P			P	6562
Service	Gunsmith						P	P	P	P			S	2134
Service	Hotel						S	P	P	P			P	
Service	Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases							S	P				P	6500
Service	Human Services Campus							S	S				P	6500
Service	Ice Machine (over 120 square feet)						P	P		P	P		P	
Service	Janitorial/Cleaning Service						P	P	P	P	P		S	2452

Service	Laboratory - Research						P	P	P	P		S	2416
Service	Laboratory - Testing	P	P				P	P	P	P		S	2416
Service	Laundry And Dry Cleaning - Self Service			P	P	P	P	P				S	2600
Service	Laundry- Limited To Max Of Five Employees					P	P	P	P	P		S	2600
Service	Laundry Or Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Lawnmower Repair And Service - No Outside Storage In "C-2"					P	P		P			S	2100
Service	Library	P	P	P	P	P	P	P				P	4242
Service	Linen Or Uniform Supply, Diaper Service (Pickup And Supply Only)						P		P	P		S	2100
Service	Loan Office	P	P		P	P	P	P				P	
Service	Locksmith		P	P	P	P	P	P				P	2100
Service	Manufactured Home / Oversize Vehicle Sales, Service Or Storage								S	P		S	2100
Service	Massage - Parlor						P	P				P	6520
Service	Massage - Therapeutic	S	P	P	P	P	P	P	P			P	3400
Service	Medical - Chiropractor Office	P	P	P	P	P	P	P				P	6511
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	P	P	P	P	P				P	6511
Service	Medical - Clinic Physical Therapist	S	P	P	P	P	P	P				P	6520

<a href="#">Service</a>	<a href="#">Medical – Ambulatory Surgical Centers</a>					<a href="#">P</a>	<a href="#">P</a>													<a href="#">6531</a>
Service	Medical - Hospital Or Sanitarium					S	P	P	S										S	6530
Service	Medical - Hospital taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases					S	S	P	S										S	6530
Service	Medical - Laboratory Dental Or Medical		S	P	P	P	P	P	P										S	6513
Service	Medical - Optical Goods Retail	S	P	P	P	P	P	P											P	2163
Service	Medical - Optical Goods Wholesale							P	P	P	P								P	3510
Service	Medical - Optometry Office	P	P	P	P	P	P	P											P	2410
Service	Mortuary - Preparation Only							S		P									S	6700
Service	Movie and/or Game Rentals			P	P	P	P	P											P	2336
Service	Nursing Facility					P	P	P											P	1250
Service	Office Call Center	P	P					P	P	P	P	P							P	
Service	Office Data Processing & Management	P	P					P	P	P	P	P							P	
Service	Office Professional	P	P	P	P	P	P	P	P	P	P								P	2400
Service	Palm Reading			P	P	P	P	P											P	2600
Service	Party House, Reception Hall, Meeting Facilities							S	P	P	P	S							P	
Service	Pawn Shop								P	P	P								P	2140

Service	Picture Framing			P	P	P	P	P				P	2140
Service	Post Office	P	P	P	P	P	P	P	P	P		P	6310
Service	Radio or Television Station Studio	P	P		P	P	P	P	P	P		P	
Service	Reading Room	P	P	P	P	P	P	P				P	5300
Service	Record Storage Facility (electronic and/or paper)		P			P	P	P	P	P		P	
Service	Reducing Salon				P	P	P	P				P	6511
Service	Rental - Event Specialties (no outside storage and or display allowed)					P	P	S	P			S	
Service	Rental - Tool, Equipment and Event Specialties (fenced & screened outside storage and display permitted)						P	S	P	P	S	S	2140
Service	Rooming House				P	P	P	P				P	
Service	Self-Defense Instruction			P	P	P	P	P	P			P	6140
Service	Shoe - Repair			P	P	P	P	P				P	2600
Service	Sign Shop - No Outside Storage					P	P	P	P			P	3440
Service	Specified Financial Institution (see § 35-394)				S	S	S					P	
Service	Studio - Fine Or Performing Arts	S	P	P	P	P	P	P				P	6145
Service	Studio - Interior Decorating	P	P	P	P	P	P	P				P	2413
Service	Studio - Photographic			P	P	P	P	P				P	

Service	Studio - Sound And Recording						P	P	P				P	
Service	Tailor Shop			P	P	P	P	P					P	2600
Service	Tattoo Parlor/Studio						P						P	2600
Service	Taxidermist								P	P			S	2140
Service	Temporary Common Worker Employer						S	P		P			P	
Service	Transitional Home					S	S	S	S	S			P	
Service	Tree Cut And Trim Service						S		P	P			S	2000
Service	Watch Repair		P	P	P	P	P	P					P	2140
Social	Club - Private (see definition "Club" in 35-A101)					S	P	P					P	6830
Social	Clubhouse - Civic And Fraternal Organizations. Including Lodges And Meeting Halls				P	P	P	P					P	6830
Storage	Carting, Crating, Hauling, Storage									P	P		S	3600
Storage	Cold Storage									P	P		S	3600
Storage	Fur Dyeing, Finishing And Storing							S	P	P			S	3600
Storage	Moving Company									P	P	P	S	4140
Storage	Pipe Storage									P	P		P	
Storage	Self Service Storage						P	P	P	P	P		P	
Storage	Storage, Climate Controlled	S	S			P	P		P	P	P		S	
Storage	Storage, Moving Pod (see definition	P	P	P	P	P	P	P	P	P	P		S	

	in Appendix A)																		
Storage	Storage - Outside (Screening From Public ROWs And Adjacent Property Required)							S		S	S	P		S					
Storage	Storage - Outside (Open With No Screening Required)									S	S	P		S					
Storage	Storage - Outside (Under Roof and Screened)									P	P	S		S				9900	
Storage	Storage Shipping Container (see definition in Appendix A. Requires registration affidavit with Development Services Dept.)	S	S	S	S	S	S	S	S	P	P	P		S					
Transportation	Airport - Non-Governmental												S	S		S			4113
Transportation	Bus Shelter (Max size 6'x13')	P	P	P	P	P	P	P	P	P	P	P	P	P					
Transportation	Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P					
Transportation	Freight Depot												S	P	P		S		4140
Transportation	Heliport (see also Chapter 3 City Code)		S							S		S	S	S		S			4110
Transportation	Helistop (see also Chapter 3 City Code)		S				S	S	S			S	S		P				4110
Transportation	Passenger Depot							S	S	P	P	P		P					4120
Transportation	Transit Bus Maintenance Facility											S	P			NA			
Transportation	Transit Bus Storage Facility											S	P			NA			
Transportation	Transit Center	P	P	P	P	P	P	P	P	P	P	P	P		S				4133

Transportation	Transit Park & Ride	S	S	P	P	P	P	P	P	P	P	P	S	4133
Transportation	Transit Station	S	S	S	S	S	S	S	S	S	S	S	S	4133
Transportation	Transit Transfer Center (Max Size 14'x33' and total footprint no larger than 30'x40')	P	P	P	P	P	P	P	P	P	P	P	S	4133
Utilities	Radio/Television Antenna, subject to § 35-385(b)	P	P	P	P	P	P	P	P	P	P	P	S	
Utilities	Radio/Television Antenna, unable to comply with § 35-385(b)	S	S	S	S	S	S	S	S	S	S	S	S	
Utilities	Small Wind Energy Systems, subject to § 35-398(a)	S	P	S	S	S	P	P	P	P	P	P	S	
Utilities	Solar Farm, Photovoltaic, subject to § 35-398(b)	S	S	S	S	S	S	S	P	P	P	P	S	
Utilities	Telephone Equipment Infrastructure	S	S	S	S	S	S	P	P	P	P	P	P	4234
Utilities	Wireless Communication System, subject to § 35-385(e)	P	P	P	P	P	P	P	P	P	P	P	S	4233
Utilities	Wireless Communication System, subject to § 35-385(d)	S	S	S	S	S	S	S	S	S	S	S	S	4233
Utility	Sanitary Landfill, Solid Waste Facility												S NA	4345
Warehouse	Office Warehouse (Flex Space) - Outside Storage Not Permitted except in the I-2 district (warehouse/wholesaling use not to exceed 25% of the gross floor area in C-3 district) (office/showroom/retail uses not to exceed 25% of the gross floor area in the I-2 district)								P		P	P	P	S

Warehousing	Warehousing							S	P	P	P	S	3600
Wholesale	Bakery - Wholesale								S	P		P	3520
Wholesale	Barber And Beauty Equipment - Wholesale						P	P	P			P	3510
Wholesale	Camera, Photographic Equipment And Supplies - Wholesale						S	P	P	P		S	3510
Wholesale	Dairy Equipment Sales - Wholesale									P	P	P	3510
Wholesale	Dairy Products - Wholesale									P		P	3520
Wholesale	Drug Sales - Wholesale									P	P	P	3520
Wholesale	Fish Market - Wholesale									P	P	P	3520
Wholesale	Florist - Wholesale						P	P	P	P		P	3520
Wholesale	Food Products - Wholesale And Storage									P	P	P	3520
Wholesale	Fruit And Produce - Wholesale								S	P		P	3520
Wholesale	Furniture Sales - Wholesale						P		P	P		P	3510
Wholesale	Glass - Wholesale						P		P	P		P	2120
Wholesale	Grocery - Wholesale									P	P	P	3520
Wholesale	Hardware Sales - Wholesale									P	P	P	3510
Wholesale	Office Equipment And Supply - Wholesale (Incidental To Other Onsite Retail Items In "D")						P	P	P	P		P	3520
Wholesale	Paper Supplies - Wholesale (Incidental To Onsite Retail Items In						P	P	P	P	P	P	3520



	Without Cover Charge 3 or More Days Per Week												
Alcohol	Alcohol - Bar And/Or Tavern With Cover Charge 3 or More Days Per Week	S	S	S	S		S	S	S		S	S	
Alcohol	Alcohol - Nightclub Without Cover Charge 3 or More Days Per Week	P		P			P		P			P	
Alcohol	Alcohol - Nightclub With Cover Charge 3 or More Days Per Week	S		S			S		S			S	
Alcohol	Alcohol - Beverage Manufacture Or Brewery - Alcohol										P		
Alcohol	Alcohol - Distillation, Storage										P		
Alcohol	Alcohol - Microbrewery	P		P			P		P	P		P	
Alcohol	Alcohol - Beverage Retail Sales (Liquor Store)	P		P			P		P			P	
Alcohol	Wine Boutique	P		P			P		P			P	
Alcohol	Alcohol - Winery					P					P		

	With Bottling													
Amusement	Animal Racetrack And/Or Rodeo Arena								S					
Amusement	Fairground And/Or Stadium					P			S					
Amusement	Miniature Golf	P		P										
Amusement	Amusement And/Or Theme Park - Outdoor Rides	S		S										
Amusement	Billiard Or Pool Hall	P		P						P			P	
Amusement	Bingo Parlor	P		P		S	S							
Amusement	Carnival And/Or Circus - Temporary use (more than 2 weeks, time limit set by city council on individual case consideration)	S		S		S			S			S		
Amusement	Dance Hall	P		P		P	P	P						
Amusement	Go-Cart Track	S		S		P			P					
Amusement	Laser Hide And Seek Games -	P		P					P			P		

ent	Indoors												
Amusement	Laser Hide And Seek Games - Outdoors Permitted					P		P					
Amusement	Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)	S		S									
Amusement	Live Entertainment With Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)	S		S									
Amusement	Museum - public or private	P	P	P	P	P	P	P	P	P			P
Amusement	Racing - Motor Vehicle							S				S	
Amusement	Theater - Indoor permitting Over 2 Screens And/Or Stages	P		P									
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages	P		P						P			P

Amusement	Theater - Outdoor Including Drive-In And Amphitheaters						P	P	P				
Amusement	Video Games - Coin Or Token Operated	P	S	P	S					S	P	S	P
Animal	Animal Clinic	P	P	P	P		P	P	P	P	P	P	
Animal	Animal and pet services (no outdoor boarding, runs, pens or paddocks)	P	P	P	P		P	P	P	P	P	P	
Animal	Animal and pet services (outdoor boarding, runs, pens or paddocks permitted)						P	P	P				
Animal	Animal - Equestrian Center And Riding Trails						S		S				
Animal	Animal - Pound Or Shelter								P				
Animal	Breeder - Small Animal Only						P		S				
Animal	Cemetery - Pets (Limited To Small Animals)						P		P				
Animal	Stockyard								S				

Animal	Veterinary Hospital - Large And Small Animal						P		P				
Auto	Truck And Heavy Equipment - Auction												
Auto	Ambulance Service	S		S					P				
Auto	Auto - Glass Tinting	P		P					P				
Auto	Auto And Light Truck - Manufacture											P	
Auto	Auto And Light Truck - Oil, Lube And Tune Up	P		P						P	P	P	P
Auto	Auto And Light Truck Auction								S				
Auto	Auto And Light Truck Repair	S		S						P	P	P	P
Auto	Auto - Rental	P		P									
Auto	Auto - Rental (Pickup And Drop Off Only)	P		P							P		P
Auto	Auto Alarm And Radio - Retail (Install. Incidental To Sales In "UD" )	P		P							P		P

Auto	Auto Alarm and Radio - Retail (Sales And Installation As A Primary Use)	S		S				P					
Auto	Auto Glass Sales - Installation Permitted	S		S				P			P		
Auto	Auto Muffler - Installation And Sales Only	S		S				P			P		
Auto	Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways	S		S				P			P		
Auto	Auto Parts Retail - No Outside Storage In "UD"	P		P				P			P		P
Auto	Auto State Vehicle Inspection Station	P		P					P	P	P		P
Auto	Auto Upholstery - Sales And Installation Completely Enclosed	S		S				P			P		
Auto	Carwash - See	P		P				P					

	supplemental use regulations													
Auto	Limousine Service - Dispatch And Office Use Only No Servicing Of Vehicles Onsite	P		P				P						
Auto	Motor Vehicle Sales (full service)	S		S				S			P			
Auto	Motor Vehicle Sales	S		S				S						
Auto	Parking And Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer And Marine)							P			P			
Auto	Parking And/Or Storage - Long Term							P			P			
Auto	Parking (as primary use; surface lot or structured), see §35-384	P	P	P	P			P			P			
Auto	Taxi Service - Parking And Dispatch (No Washing Or Mechanical Service Permitted)	S		S				P						

Auto	Taxi Service - Parking And Dispatch (Washing Or Mechanical Service Permitted)			S					P				
Auto	Tire Repair - Auto And Small Truck (Sale And Installation Only, No Mechanical Service Permitted)	P		P					P				
Auto	Truck Repair And Maintenance	S		S					P		P		
Auto	Truck Stop Or Laundry - Full Mechanical Service And Repair Permitted								P		P		
Auto	Truck Stop Or Laundry - Tire Repair Permitted								P		P		
Auto	Vehicle Storage - See "Auto Parking And/Or Storage Long Term"										P		
Auto	Wrecker Service								P				
Auto Manufacturing	Auto Manufacturing Assembly Operations (< 5 acres in MI-1)								P		P		

Auto Manufacturing	Electronic Component Manufacturing (< 5 acres in MI-1)								P			P		
Auto Manufacturing	Metal Fabrication (< 5 acres in MI-1)								P			P		
Auto Manufacturing	Plastics Manufacturing (< 5 acres in MI-1)								P			P		
Auto Manufacturing	Auto Parts Sequencing And Assembly (< 5 acres in MI-1)								P			P		
Beverage	Beverage Manufacture - Non-Alcohol													
Church, Temple, Mosque	Church, Temple, Mosque (facilities that are for worship or study of religion)	P	P	P	P	P	P			P	P	P		
Dry Goods - Wholesale	Dry Goods - Wholesale									P				
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 6 Dwellings Per	P	P											

	Gross Acre, see also 35-381													
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 10 Dwellings Per Gross Acre, see also 35-381	P	P											
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 20 Dwellings Per Gross Acre, see also 35-381	P	P											
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 50 Dwellings Per Gross Acre, see also 35-381	P												
Dwelling	Housing (Temporary Or Permanent) For On-Premises Caretaker	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling	Live-Work Units, subject to 35-381	P	P											

Farm And Ranch	Bulk Grain And Feed Storage						P	S	P					
Farm And Ranch	Farming (Crops And Livestock)						P	P	P					
Farm And Ranch	Farmers Cooperative						P	P	P					
Farm And Ranch	Farmers Market						P	P	P					
Farm And Ranch	Greenhouse - Non-Retail						P	P	P					
Farm And Ranch	Orchard						P	P	P					
Farm And Ranch	Ranch						P	P	P					
Farm And Ranch	On-Site Storage of Farm Equipment						P	P	P					
Farm And Ranch	Retail - Crafts							P		P				
Government	Armory									S			S	
Government	Correction Institution									S				
Industrial	Batching Plant												P	
Industrial	Batching Plant - Temporary In "UD" And "RD" ( 6 Months	S			S								P	

	Maximum)												
Industrial	Bookbinder							S					
Industrial	Cabinet Or Carpenter Shop							S					
Industrial	Can Recycle Collection Station - No Shredding	S		S				S			P		
Industrial	Coffee Roasting										P		
Industrial	Construction Contractor Facility - screening required for outdoor storage from public ROWs and adjacent property (see also Service category, construction trades contractors)							S			P		
Industrial	Creamery										P		
Industrial	Dry Cleaning - Plant										P		
Industrial	Electronic Component - Fabrication							P			P		
Industrial	Laundry - Plant												
Industrial	Lumber Yard And Building Materials							P			P		

Industrial	Machine Shop							P		P		
Industrial	Pecan Shelling					S		S		P		
Industrial	Printer - Large Scale							P		P		
Industrial	Rock Crusher							S		P		
Industrial	Rug Cleaning							P		P		
Industrial	Water Well Drilling Contractor							S		P		
Industrial	Welding Shop					S		S		P		
Manufacturing	Abrasive - Manufacturing									P		
Manufacturing	Acetylene Gas - Manufacturing And Storage									P		
Manufacturing	Air Products - Manufacturing									P		
Manufacturing	Artificial Limb Assembly			S				P		P		
Manufacturing	Asbestos Products - Manufacturing									P		
Manufacturing	Asphalt Products - Manufacturing									P		
Manufacturing	Bag Cleaning									P		
Manufacturing	Battery -									P		

uring	Manufacturing												
Manufacturing	Beverage - Manufacturing Or Processing											P	
Manufacturing	Biomedical Products - Manufacturing											S	
Manufacturing	Boat And Marine - Manufacturing											P	
Manufacturing	Boiler And Tank Works											P	
Manufacturing	Broom, Brush - Manufacturing								S				
Manufacturing	Building specialties - Wholesale Outside Storage Permitted								S				
Manufacturing	Bulk Plant Or Terminal											S	
Manufacturing	Can Manufacture											P	
Manufacturing	Candle - Manufacturing											P	
Manufacturing	Candy - Manufacturing								S				
Manufacturing	Canvas Products - Manufacturing								S			P	

Manufacturing	Chemical - Manufacturing Or Processing												S		
Manufacturing	Chemical/Drug - Wholesale And Storage								P						
Manufacturing	Clothing Manufacture - Chemical Process												P		
Manufacturing	Clothing Manufacture - Non-Chemical Process								S				P		
Manufacturing	Concrete Products - Manufacturing												P		
Manufacturing	Cotton Compress, Ginning And Bailing												P		
Manufacturing	Drug - Manufacturing												P		
Manufacturing	Electronic Component - Manufacturing												P		
Manufacturing	Electroplating												P		
Manufacturing	Felt Products - Manufacturing												P		
Manufacturing	Glass Manufacture												P		



Manufacturing	Millinery - Manufacturing								S					
Manufacturing	Millwork And Wood Products - Manufacturing											P		
Manufacturing	Moving And Transfer Company - With Trucks Attached To Trailers For A Total Exceeding 24 Feet In Length								P			P		
Manufacturing	Novelty And Souvenir - Manufacture								S			P		
Manufacturing	Nuclear Or Radioactive Instrumentation - Manufacturing											S		
Manufacturing	Office Equipment, Furniture - Manufacture								P			P		
Manufacturing	Oil Well Supplies And Machinery - Manufacturing.											P		
Manufacturing	Packing And Gasket - Manufacturing											P		
Manufacturing	Packing Plant - No Rendering											P		
Manufacturing	Paints, Etc. -											P		







	Wholesale												
Processin g	Cosmetics - Manufacturing Or Processing												
Processin g	Food And Food Products - Processing					S	S	P			P		
Processin g	Punch Concentrate - Processing And Mixing							S			P		
Processin g	Used Automotive Parts Recycler										S		
Processin g	Punch Concentrate Products - Mixing Only							P			P		
Processin g	Recycling Facility Without Outside Storage And/Or Processing (excluding metal recycling entity)							P			P		
Processin g	Recycling Facility With Outside Storage And/Or Processing (excluding metal recycling entity)										P		
Processin g	Metal recycling entity Without Outside Storage							S			S		

	and/or Processing													
Processin g	Metal recycling entity With Outside Storage and/or Processing											S		
Recreatio n	Archery Range - Outdoor					P	P	P						
Recreatio n	Archery Range - Indoor	P		P				P						
Recreatio n	Athletic Fields - Noncommercial	P	S	P	S	P	P	P	S			S		
Recreatio n	Athletic Fields - Commercial	P	S	P	S			P	S			S		
Recreatio n	Bowling Alley	P		P				P						
Recreatio n	Fitness Center/Health Club	P	P	P	P		P		P	P		P	P	
Recreatio n	Golf Course (See § 35-346 "G" District)													
Recreatio n	Golf Driving Range							P						
Recreatio n	Gymnasium - Commercial	P		P				P						
Recreatio n	Gymnasium	P		P				P						

Recreation	Park - Public	P	P	P	P	P	P	S	P	P	S	P	P
Recreation	Recreational Facility - Private Community Wide	P		P									
Recreation	Recreational Facility - Private Neighborhood	P	P	P	P								
Recreation	Recreational Facility - Public Community Wide	P		P									
Recreation	Recreational Facility - Public Neighborhood	P	P	P	P								
Recreation	Rifle And Pistol Range - Indoor					P	P	P			P		
Recreation	Rifle And Pistol Range - Outdoor Permitted					S		S			S		
Recreation	Skateboard Track	S		S		S		P					
Recreation	Skating Rink - Ice Or Roller Skating	P		P		S	S	P					
Recreation	Stable And Equestrian Center					P		P					
Recreation	Tennis, Racquetball Or Handball - Noncommercial (Outside Courts	P	S	P	S	P	P	P	S			S	

	Permitted)												
Recreation	Tennis, Racquetball Or Handball - Commercial (Outside Courts Not Permitted)	P	S	P	S			P	S			S	
Recreation	Tennis, Racquetball Or Handball - Commercial (Outside Courts Permitted)	S	S	S	S			P	S			S	
Recreation	Tennis, Racquetball Or Handball - Noncommercial (Outside Courts Not Permitted)	P	S	P	S			P	S			S	
Recreation	Recreational Vehicle Park					S		P					
Retail	Air Conditioners - Retail (Incidental To Other Onsite Retail Items In "UD" and "RD" )	P		P						P			P
Retail	Antique Store - Retail	P	P	P	P	P	P	P	P	P	P	P	P
Retail	Apothecary - See (Drugstore - Apothecary)	*	*							*			*

Retail	Apparel And Accessory Store - Retail	P	P	P	P				P	P	P	P
Retail	Appliance and Electronics - Retail (Appliance Sales Incidental To Other Onsite Retail Items in "UD and "RD")	P		P						P		P
Retail	Art Gallery	P	P	P	P				P	P	P	P
Retail	Bakery - Retail	P	P	P	P		P		P	P	P	P
Retail	Bookstore	P	P	P	P		P		P	P	P	P
Retail	Business Machines - Retail	P		P						P		P
Retail	Camera, Photographic Equipment And Supplies - Retail	P	P	P	P				P	P	P	P
Retail	Candy, Nut And Confectionery - Retail	P	P	P	P				P	P	P	P
Retail	Catering Shop	P	P	P	P				P	P	P	P
Retail	Computer and Software - Retail	P	P	P	P				P	P	P	P
Retail	Convenience Store	P	P	P	P	P	P		P	P	P	P
Retail	Convenience Store (With	P		P		P	P		P	P	P	P

	Carwash)												
Retail	Convenience Store (With Gasoline)	P		P		P	P		P	P		P	P
Retail	Convenience Store (With Gasoline And Carwash)	P		P		P	P		P	P		P	P
Retail	Dairy Products - Retail	P	P	P	P	P	P		P			P	
Retail	Drugstore - Apothecary	P	P	P	P		P		P	P		P	P
Retail	Dry Goods - Retail	P	P	P	P				P	P		P	P
Retail	Farm Supplies					P	P	P					
Retail	Feed, Seed, Fertilizer Sales - No Outside Storage In "UD" and "RD"	S		S		P	P	P					
Retail	Fish Market - Retail	P	P	P	P					P			P
Retail	Flea Market - Indoor	S		S				P					
Retail	Flea Market - Outdoor							S					
Retail	Floor Covering - Retail	P		P						P			P
Retail	Florist - Retail	P	P	P	P		P		P	P		P	P

Retail	Food Locker Plant - Retail					S	S	S					
Retail	Fruit And Produce - Retail	P	P	P	P	P	P	P	P	P		P	P
Retail	Furniture Sales - Retail	P		P									
Retail	Gift Shop - Retail	P	P	P	P				P	P		P	P
Retail	Glass - Retail	P		P				P		P			
Retail	Grocery Store	P	P	P	P		P		P	P		P	P
Retail	Hardware Sales - Retail	P	P	P	P		P		P	P		P	P
Retail	Head Shop	S		S									
Retail	Hobby Store - Retail	P	P	P	P				P	P		P	
Retail	Home Improvement Center	P		P				S					
Retail	Jewelry Store - Retail	P	P	P	P				P	P		P	
Retail	Landscaping Materials - Sales And Storage					P	P	P					
Retail	Leather Goods Or Luggage Store - Retail	P	P	P	P		P		P	P		P	
Retail	Medical - Surgical Supplies Retail	P		P						P			P

Retail	Milliner - Custom	P	P	P	P				P	P	P	P
Retail	Music Store	P	P	P	P				P	P	P	
Retail	Newsstand	P	P	P	P		P		P	P	P	P
Retail	Nursery - Retail (Growing Plants On-site Permitted)	P		P		P	P	P				
Retail	Nursery - Retail (No Growing Plants On-site Permitted)	P	S	P	S	P	P		S	P	S	P
Retail	Office Equipment And Supply - Retail	P		P						P		
Retail	Paint And Wallpaper Store - Retail And Wholesale	P		P						P		
Retail	Pet or Pet Supply Store	P	P	P	P				P	P	P	
Retail	Plumbing Fixtures - Retail	P		P						P		
Retail	Rug Or Carpet - Retail	P		P						P		
Retail	Secondhand Merchandise - Retail No Outside Storage Or Display Of Inventory Permitted)	P		P						P		

Retail	Shoe - Retail	P	P	P	P				P	P	P	
Retail	Silk Screening - Retail	P		P						P		
Retail	Sporting Goods - Retail	P	P	P	P				P	P	P	
Retail	Stamps And Coin Sales - Retail	P	P	P	P				P	P	P	
Retail	Stationary Products - Retail	P	P	P	P				P	P	P	P
Retail	Tamale - Preparation Retail	P	S	P	S			P	S		S	
Retail	Thrift Store - Retail See (Secondhand Merchandise)	*	*									
Retail	Tobacco Store - Retail	P	P	P	P				P	P	P	P
Retail	Toy Store - Retail	P	P	P	P				P	P	P	
Retail	Trophy Sales, Engraving And Assembly	P	P	P	P				P	P	P	P
Retail	Variety Store - Retail	P	P	P	P				P	P	P	P
Sales	Boat - Sales And Service							S				
Sales	Machinery, Tools And Construction Equipment Sales							S			P	

	And Service												
Sales	Farm Equipment Sales, Service Or Storage					P	P	P				P	
Sales	Oil Well Supplies And Machinery Sales - used					S	S	S				P	
Sales	Portable Building Sales							S				P	
School	School - Business or Commercial Trade	P			P	P	P	P					
School	School - Private University Or College	P			P	P	P	P					
School	School - Public University Or College	P			P	P	P	P					
School	School - Montessori	P	P		P	P	P	P			P		P
School	School - Nursery (Public And Private)	P	P		P	P	S	S			P		P
School	School - Private Pre-Kindergarten Through 12th Grade	P	P		P	P	P	P			P		P
School	School - Public Pre-Kindergarten Through 12th	P	P		P	P	S	S			P		P

	Grade												
School	Vocational Trade (No Outside Storage & Training Area Permitted)	P	P	P	P	P	P	P	P		P	P	
School	Vocational Trade (Outside Storage & Training Area Permitted)					P	P	P	S		P	S	
Service	Air Conditioning/Refri- geration - Service And Repair							P					
Service	Altering/Repairing Of Apparel	P	P	P	P				P	P		P	
Service	Ammunition - Manufacturing, Loading And Storage											S	
Service	Appliance - Repair Major	P		P				S					
Service	Appliance - Repair Small	P	P	P	P				P			P	
Service	Assisted Living Facility, Boarding Home Facility or Community Home with no more than 16 residents	P	P	P	P								
Service	Auditorium	P		P									

Service	Bail Bond Agency	S	S	S	S				S		S	
Service	Bank, Credit Union	P	S	P	S		S		S	P	S	P
Service	Barber Or Beauty Shop	P	P	P	P		P		P	P	P	P
Service	Bicycle - Repair	P	P	P	P				P		P	
Service	Boat And Marine - Storage (Outside Permitted)							S				
Service	Caterers (No On-Premises Food Services)	P	P	P	P				P		P	
Service	Body Piercing	P		P								
Service	Cemetery Or Mausoleum				S	S	S					
Service	Charitable - Food And/Or Clothing Bank	P		P								
Service	Construction Trades Contractors- screening required for outdoor storage from public ROWs and adjacent property (see also Industrial category, contractor facility use)								P		P	

Service	Copy Service - Blueprinting And Photocopying	P	P	P	P					P			P
Service	Cosmetics - Permanent	P	P	P	P				P			P	
Service	Day care Center - Child And/OR Adult Care	P	P	P	P		P		P	P		P	P
Service	Dry Cleaning - Limited To Five (5) Employees	P		P				P		P			P
Service	Dry Cleaning - Pickup Station Only	P	P	P	P		P	P	P	P		P	P
Service	Electric Repair - Heavy Equipment							P					
Service	Electric Repair - Light Equipment							P					
Service	Electronic Equipment - Repair	P	P	P	P			P	P			P	
Service	Elevator Maintenance - Service							P					
Service	Employment Agency	P		P						P			P
Service	Exterminators							P					
Service	Extended Stay Hotel or	P	P	P	P			P		P			

	Timeshares												
Service	Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)	P	P	P	P		P		P	P		P	P
Service	Food Service Establishment With Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)	S	S	S	S		S		S			S	
Service	Food, Mobile Food Court (subject to 35-399)	P	P						P	P		P	P
Service	Food, Mobile Vending (Base Operations)							P				P	
Service	Funeral Home Or Undertaking Parlor	S		S	S			P	S			S	
Service	Furniture Repair/Upholstering	P		P				P					
Service	Gasoline Filling Station (Without Repair Or	P		P		P	P		P	P		P	P

	Carwash)												
Service	Gasoline Filling Station (With Repair)	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station (With Repair And/Or Carwash)	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station - Fleet								P			P	
Service	Group Day Care Limited to 12 Individuals	P	P	P	P								
Service	Gunsmith	S		S			S	P					
Service	Hotel	P	P	P	P								
Service	Hotel taller than 35 feet when unable to achieve additional height pursuant to §35-517(d) Setbacks for Height Increases	S											
Service	Human Services Campus	S		S									
Service	Ice Machine (over 120 square feet)	P		P			P	P		P			
Service	Janitorial/Cleaning Service	P		P				P					

Service	Laboratory - Research	S		S				P					
Service	Laboratory - Testing	S		S				P					
Service	Laundry And Dry Cleaning - Self Service	P	P	P	P				P	P		P	P
Service	Laundry- Limited To Max Of Five (5) Employees	P		P		P		P		P			P
Service	Laundry Or Dry Cleaning - Pickup Station Only	P	P	P	P	P	P		P	P		P	P
Service	Lawnmower Repair And Service - No Outside Storage In "UD" or "RD"	P		P						P			P
Service	Library	P	P	P	P		P		P	P		P	P
Service	Linen Or Uniform Supply, Diaper Service (Pickup And Supply Only)	P		P				P		P			P
Service	Loan Office	P	P	P	P		P			P			P
Service	Locksmith	P	P	P	P				P	P		P	P
Service	Manufactured Home / Oversize Vehicle Sales, Service Or Storage							P					

Service	Massage - Parlor												
Service	Massage - Therapeutic	P	P	P	P				P	P		P	P
Service	Medical - Chiropractor Office	P	P	P	P		P		P	P		P	
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	P	P		P		P	P		P	P
Service	Medical - Clinic Physical Therapist	P	P	P	P				P	P		P	P
Service	Medical - Hospital Or Sanitarium	P		P				S					
Service	Medical - Laboratory Dental Or Medical	P		P				P					
Service	Medical - Optical Goods Retail	P	P	P	P				P	P		P	P
Service	Medical - Optical Goods Wholesale							P					
Service	Medical - Optometry Office	P	P	P	P		P		P	P		P	P
Service	Mortuary - Preparation Only							S					
Service	Movie Rentals	P	P	P	P				P	P		P	P
Service	Nursing Facility	P	P	P	P								
Service	Office Call Center	P		P				P					

Service	Office Data Processing & Management	P		P				P					
Service	Office, Professional	P	P	P	P		P	P	P	P		P	P
Service	Palm Reading	P	P	P	P				P	P		P	P
Service	Party House, Reception Hall, Meeting Facilities	P		P				P					
Service	Pawn Shop	P		P						P			
Service	Picture Framing	P	P	P	P				P	P		P	P
Service	Post Office	P	P	P	P	P	P		P	P		P	P
Service	Radio or Television Station Studio	P		P		S	S	S				S	
Service	Reading Room	P	P	P	P				P	P		P	P
Service	Record Storage Facility (Electronic And/Or Paper)	P		P				P					
Service	Reducing Salon	P		P						P			P
Service	Rental - Event Specialties (No Outside Storage And/Or Display Allowed)	P		P				P					
Service	Rental - Tool, Equipment, And Event Specialties	S		S				P					

	(Fenced And Screened; Outside Storage And Display Permitted)												
Service	Rooming House	P	P	P	P								
Service	Self-Defense Instruction	P	P	P	P				P	P		P	P
Service	Shoe - Repair	P	P	P	P				P	P		P	P
Service	Sign Shop - No Outside Storage	P		P	P			P					
Service	Skilled Nursing Facility	P	P	P	P								
Service	Specified Financial Institution (see § 35-394)	S	S	S	S				S			S	
Service	Storage, Climate Controlled	P		P	P			P		P	P		P
Service	Storage, Cold							P				P	
Service	Storage, Moving Pod (See Definition In Appendix A)	P	P	P	P	P	P	P	P	P	P	P	P
Service	Storage Shipping Container (See Definition In Appendix A. Requires Registration Affidavit With Development	S	S	S	S	S	S	P	S	S	P	S	S

	Services Dept.)												
Service	Studio - Fine Or Performing Arts	P	P	P	P				P			P	
Service	Studio - Interior Decorating	P	P	P	P				P	P		P	
Service	Studio - Photographic	P	P	P	P				P	P		P	
Service	Studio - Sound And Recording	P		P				P					
Service	Tailor Shop	P	P	P	P		P		P	P		P	
Service	Tattoo Parlor/Studio	P		P						P			
Service	Taxidermist					S		P					
Service	Temporary Common Worker Employer							P					
Service	Tree Cut And Trim Service					S		P					
Service	Watch Repair	P	P	P	P				P	P		P	P
Social	Club - Private	P		P		P	P			P			P
Social	Clubhouse - Private Including Lodges And Meeting Halls	P		P		P	P			P			P
Storage	Carting, Crating, Hauling, Storage											P	

Storage	Cold Storage											P		
Storage	Fur Dyeing, Finishing And Storing								S					
Storage	Moving Company								P			P		
Storage	Self Service Storage	P	P	P	P				P		P	P		P
Storage	Storage - Outside (Under Roof And Screened)								P			P		
Transportation	Airport - Non- Governmental						S						S	
Transportation	Bus Shelter (Max Size 6'x13')	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation	Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation	Freight Depot						P		S			P		
Transportation	Heliport						S		S			P		
Transportation	Helistop	S		S		S			S			P		
Transportation	Passenger Depot	S		S		S			P			P		
Transportation	Transit Bus Maintenance Facility								P					

Transportation	Transit Bus Storage Facility							P					
Transportation	Transit Center	P	P	P	P		P	P	P	P	P	P	P
Transportation	Transit Park & Ride	P	P	P	P		P	P	P	P	P	P	P
Transportation	Transit Station	S	S	S	S		S	S	S	S	S	S	S
Transportation	Transit Transfer Center (Max Size 14'x33' And Total Footprint No Larger Than 30'x40')	P	P	P	P		P	P	P	P	P	P	P
Utilities	Radio/Television Antenna, subject to § 35-385(b)	P	P	P	P	P	P	P	P	P	P	P	P
Utilities	Radio/Television Antenna, unable to comply with § 35-385(b)	S	S	S	S	S	S	S	S	S	S	S	S
Utilities	Small Wind Energy Systems, subject to §35-398(a)	S	S	S	S	P	P	P	P	P	P	P	P
Utilities	Solar Farm, Photovoltaic, subject to §35-398(b)	S	S	P	P	P	P	P	P	P	P	P	P
Utilities	Telephone Equipment	S		S		S	S	P			P		

	Infrastructure												
Utilities	Wireless Communication Systems	S		S		S	S	S				P	
Utility	Sanitary Landfill, Solid Waste Facility											S	
Warehouse	Office Warehouse (Flex Space) - Outside Storage Not Permitted								P			P	
Warehousing	Warehousing								P			P	
Wholesale	Bakery - Wholesale								S				
Wholesale	Barber And Beauty Equipment - Wholesale								P				
Wholesale	Camera, Photographic Equipment And Supplies - Wholesale								P				
Wholesale	Dairy Equipment Sales - Wholesale						P	P	P			P	
Wholesale	Dairy Products - Wholesale						P	P	S				
Wholesale	Drug Sales -								S				

e	Wholesale													
Wholesale	Fish Market - Wholesale					S	S	P						
Wholesale	Florist					P	P	P						
Wholesale	Food Products - Wholesale And Storage					P	P	P						
Wholesale	Fruit And Produce - Wholesale					P	P	P						
Wholesale	Furniture Sales - Wholesale							P						
Wholesale	Glass - Wholesale							P						
Wholesale	Grocery - Wholesale							S			P			
Wholesale	Hardware Sales - Wholesale							P						
Wholesale	Office Equipment And Supply - Wholesale							P						
Wholesale	Nursery - Plant Wholesale Onsite Growing Permitted					P	P	P						
Wholesale	Paper Supplies - Wholesale							P			P			
Wholesale	Plumbing Fixtures							P						

e	- Wholesale													
Wholesale	Shoe - Wholesale No Manufacturing								P					
Wholesale	Sporting Goods - Wholesale								P					
Wholesale	Stone Monument - Retail And Wholesale								P					
Wholesale	Tamale - Preparation Wholesale								P					

(Ord. No. 95326 § 3, 4, 5, 9) (Ord. No. 95573 § 5 and 6, Amendment E and F) (Ord. No. 96564 § 3) (Ord. No. 97568 § 2) (Ord. No. 97955 § 2) (Ord. No. 98091 § 8 and 9) (Ord. No. 99555 § 7) (Ord. No. 101816, § 2, 12-15-05)(Ord. No. 100126) (Ord. No. 2006-01-12-49, § 2, 1-12-06) (Ord. No. 2006-11-30-1333, § 2, 11-30-06) (Ord. No. 2008-04-03-0265, § 2, 4-3-08) (Ord. No. 2008-04-03-0267, § 2, 4-3-08) (Ord. No. 2008-05-15-0401, § 2, 5-15-08) (Ord. No. 2008-12-11-1178, § 2, 12-11-08) (Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2009-05-07-0355, § 2, 5-7-09) (Ord. No. 2009-05-21-0428, § 2, 5-21-09) (Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2011-03-31-0240, § 2, 3-31-11) (Ord. No. 2012-05-17-0355, § 3, 5-17-12) (Ord. No. 2012-10-18-0829, § 2, 10-18-12) (Ord. No. 2012-12-13-0972, § 2, 12-13-12) (Ord. No. 2012-12-13-1006, §§ 54, 55, 12-13-12) (Ord. No. 2014-05-29-0377, § 1, 5-29-14)