

Sec. 25-284 - LEESBURG CODE - ZONING

Sec. 25-284. District use regulations.

The following uses categories are not zoning districts. These categories group uses for regulatory purposes. The names of some use categories (for example "commercial" may be similar to names for zoning districts (such as "neighborhood commercial").

(1) *Approach to categorizing uses.* The use categories found in the use table are set forth in this section. Any use not specifically set forth in this section is expressly prohibited, unless the planning and zoning manager or designee determines that the use is similar to a permitted use in accordance with this section. Where such similar permitted use is subject to limited use standards or conditional use approval, the proposed use shall also be subject to such standards or approval.

(2) *Use table key--Types of uses.*

a. *Uses permitted by right (P).* A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable requirements of these regulations.

b. *Uses permitted as administrative limited uses (L).* An "L" indicates a use that will be permitted subject to the use limitations in section 25-339 L's are uses that require the approval of the planning and zoning manager and the conditions expressed in section 25-339. Administrative limited uses are subject to all other applicable requirement of these regulations, including the additional standards contained in section 25-339, except where expressly modified by the planning and zoning manager as part of the administrative limited use approval. A sign is required to be posted on property informing public of request for limited use. Request granted, granted with modifications, deferred for additional information, or denied by staff within ten (10) days if no written objections stating reasons for objections are received from interested parties. If written objection received, request is scheduled for consideration by planning commission's next scheduled meeting.

c. *Uses permitted as conditional uses (CU).* A "CU" indicates a use that is allowed only where approved as a conditional use by the city planning commission. Conditional uses are subject to all other applicable requirements of these regulations, including the additional standards contained in section 25-285, except where expressly modified by the commission as part of the conditional use approval.

d. *Uses not allowed.* A blank cell in the use table indicates that a use is not allowed in the respective district.

(3) Use table.

TABLE INSET:

| USE CATEGORY | SPECIFIC USE | RESIDENTIAL | | | | | COMMERCIAL, INDUSTRIAL AND MIXED USES | | | | | | | | PUBLIC | |
|----------------------------|--|-------------|------|-----|-----|-----|---------------------------------------|-----|-----|------|-----|-----|-----|----|--------|---|
| | | RE-1 | R1-A | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | SPUD | CBD | PUD | M-1 | RP | P | I |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | |
| Household Living | Single-family detached | P | P | P | P | P | P | P | P | P | L | P | | P | P | |
| | Single-family detached with Agricultural uses | L | | | | | | | | | | P | | | | |
| | Duplex | | | | P | P | P | P | P | P | L | P | | P | P | |
| | Triplex | | | | P | P | P | P | P | P | L | P | | P | P | |
| | Multifamily | | | | CU | P | CU | CU | P | P | L | P | | P | P | |
| | Manufactured home park / subdivision | | | | | CU | | | | | | P | | | CU | |
| | Mobile Home | | | | | L | | | | | | L | | | L | |
| | Guest House | L | L | L | L | L | | | | | | P | | | CU | |
| | Security Guard Residence | L | L | L | L | L | L | L | L | P | L | P | P | P | P | |
| | Short term rental | | | | | L | P | P | P | P | P | P | L | L | CU | |
| | Live-work unit | | | | | | L | L | L | P | L | P | L | P | CU | |
| | Upper story residential | | | | | | P | P | P | P | L | P | | P | CU | |
| Assisted living homes (4)a | P | P | P | P | P | P | P | P | P | P | P | | P | P | | |
| Planned Residential | Cluster, mixed residential uses etc. | L | L | L | L | L | | | | | | P | | CU | CU | |
| Group Living | All group living, except as listed below | | | | L | L | P | P | P | P | P | P | | P | CU | |
| | Group home and Assisted living facility(5), 6 or fewer residents | | | | CU | P | P | P | P | P | L | P | | P | CU | |
| | Group home and Assisted living facility(5), 7 to 15 residents | | | | CU | P | P | P | P | P | L | P | | P | CU | |
| | Group home and Assisted living facility(5), 16 or more residents | | | | CU | P | CU | CU | P | P | L | P | | P | CU | |

| USE CATEGORY | SPECIFIC USE | RESIDENTIAL | | | | | COMMERCIAL, INDUSTRIAL AND MIXED USES | | | | | | | | PUBLIC | |
|------------------------|---|-------------|------|-----|-----|-----|---------------------------------------|-----|-----|------|-----|-----|-----|----|--------|-----------|
| | | RE-1 | R1-A | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | SPUD | CBD | PUD | M-1 | RP | P | I |
| PUBLIC AND CIVIC USES | | | | | | | | | | | | | | | | |
| Community Service | All community service | | | | | | P | P | P | P | P | P | | P | P | |
| Day Care | Family child care home, 5 or fewer | P | P | P | P | P | P | P | P | | | P | | P | P | CU |
| | Large family child care home | | | | | P | P | P | P | | | P | | | P | CU |
| | Day care facility | | | | CU | CU | P | P | P | P | L | P | L | | P | CU |
| | Adult day care home (up to 6) | | | | | P | P | P | P | P | P | P | | | P | CU |
| | Adult day care facility (7 or more) | | | | CU | CU | P | P | P | | | P | | | P | CU |
| Educational Facilities | College or university | | | | | CU | CU | P | P | P | P | P | | P | | P |
| | Day facility | | | | | | P | P | P | | | P | P | | | P |
| | Elementary school | | | CU | CU | CU | CU | CU | P | P | CU | P | | CU | | P |
| | Middle school | | | CU | CU | CU | CU | CU | P | P | CU | P | | CU | | P |
| | High School | | | CU | CU | CU | CU | CU | P | P | CU | P | | CU | | P |
| | Vocational, trade or business school | | | | | | | | P | P | | | P | | | P |
| Government Facilities | All government facilities, except as listed below | | | | CU | CU | P | P | P | P | P | P | P | P | P | P |
| | Jail, prison, or work camp | | | | | | | | CU | | CU | P | CU | | CU | |
| Medical Facilities | All major medical facilities (Hospitals, rehab centers etc.) except as listed below | | | | | | | | CU | CU | P | CU | P | | CU | P P(1) |
| | Minor patient family accommodations | | | | | | P | P | P | P | P | P | | P | P | P |
| Parks and Open Areas | All parks and open areas, except as listed below | P | P | P | P | P | P | P | P | P | P | P | P | | P | |
| | Cemetery, columbaria, mausoleum, memorial park | | | | | CU | CU | CU | CU | | | P | CU | | P | |

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|-----------------------------|---|-------------|------|-----|-----|-----|---------------------------------------|-----|-----|------|-----|-----|-----|--------|----|---|
| | | RE-1 | R1-A | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | SPUD | CBD | PUD | M-1 | RP | P | I |
| PUBLIC AND CIVIC USES | | | | | | | | | | | | | | | | |
| Passenger Terminals | All passenger terminals | | | | | | CU | P | P | | | P | P | | P | |
| Places of Worship | All places of worship | CU | CU | CU | L | L | P | P | P | P | CU | P | | CU | CU | P |
| Social Service Institutions | All social service institutions, except as listed below | | | | | | CU | CU | CU | | | P | | | P | |
| | Neighborhood resource center | | | | | CU | L | P | P | | | P | P | | P | |
| Utilities | Major utilities | | CU | CU | CU | CU | P | P | P | P | CU | P | P | P | P | |
| | Minor utilities | | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| | Off-site stormwater facility | | CU | CU | CU | CU | P | P | P | P | CU | P | P | P | P | |
| | Transmission Tower (See Sec. 25-771 et seq.) | | | | | | | | | | | | | | | |

| USE CATEGORY | SPECIFIC USE | RESIDENTIAL | | | | | COMMERCIAL, INDUSTRIAL AND MIXED USES | | | | | | | | PUBLIC | |
|---------------------|---|-------------|------|-----|-----|-----|---------------------------------------|-----|-----|------|-----|-----|-----|----|--------|---|
| | | RE-1 | R1-A | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | SPUD | CBD | PUD | M-1 | RP | P | I |
| COMMERCIAL USES | | | | | | | | | | | | | | | | |
| Indoor Recreation | All entertainment, except as listed below | | | | | | CU | CU | CU | | | P | | | P | |
| | Bar | | | | | | CU | CU | P | P | P | P | P | | CU | |
| | Clubs and lodges | | | | | | CU | P | P | P | P | P | P | | CU | |
| | Entertainment, indoor | | | | | CU | CU | CU | CU | P | CU | P | P | | CU | |
| | Firing, paintball or archery range, indoor | | | | | | CU | CU | CU | P | | P | CU | | CU | |
| | Gymnastics facility, indoor sports academy | | | | | | P | P | P | P | CU | P | | | CU | |
| Office | All offices | | | | | | P | P | P | P | P | P | P | P | P | |
| | Building Trades and Contractors, administrative | | | | | | | | P | P | | P | P | P | P | |
| Outdoor Recreation | All recreation, except as listed below | | | | | | CU | CU | CU | | | P | P | | P | |
| | Circus grounds, winter quarters or training quarters | | | | | | | | | | | P | P | | P | |
| | Community recreation facility | | | | | | P | P | P | P | P | P | P | | P | |
| | Dog or horse track, jai-alai fronton | | | | | | | | CU | P | | P | P | | CU | |
| | Firing, paintball or archery range, outdoor | | | | | | | | | | | P | P | CU | L | |
| | Golf course, clubhouse, yacht club, tennis club, country club | CU | CU | CU | CU | CU | | | CU | P | | P | | | P | |
| | Recreational vehicle park/campground | | | | | | | | | P | | P | | | P | |
| | Riding academy or public stable | CU | | | | | | | | P | | P | | | P | |
| | Sports academy | | | | | | | | | P | | P | | | P | |
| Parking, Commercial | Ground parking | | | | | CU | P | P | P | P | P | P | P | P | P | |
| | Parking structures | | | | | | CU | CU | CU | P | P | P | P | P | P | |

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|--------------------------|--|-------------|------|-----|-----|-----|---------------------------------------|-----|-----|------|-----|-----|-----|--------|----|---|
| | | RE-1 | R1-A | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | SPUD | CBD | PUD | M-1 | RP | P | I |
| COMMERCIAL USES | | | | | | | | | | | | | | | | |
| Personal Services | Beauty and barber salons, tanning, florist etc. | | | | | | P | P | P | P | P | P | | | P | |
| Restaurants | All restaurants, except as listed below | | | | | | P | P | P | P | P | P | | | P | |
| | Drive-thru (drive-in) | | | | | | L | L | L | P | P | P | L | | P | |
| Retail Sales and Service | All retail sales and service, except as listed below | | | | | | P | P | P | P | P | P | L | | P | |
| | Animal hospital, veterinary clinic, animal boarding enclosed | | | | | | CU | CU | P | P | | P | | P | P | |
| | Convenience store with gas pumps, gas station | | | | | | L | L | L | P | L | P | L | | L | |
| | Convenience store without gas pumps | | | | | | L | L | L | P | L | P | L | | L | |
| | Drive-thru retail sales or service | | | | | | L | L | L | P | L | P | L | | L | |
| | Kennel, outdoor | | | | | | | | | P | | P | L | | L | |
| | Package store | | | | | | | P | P | P | CU | P | P | | CU | |
| | General repairs (lawn mower, etc.) | | | | | | L | P | P | P | L | P | P | | L | |
| Self-Service Storage | All self-service storage (mini-storage) | | | | | | | L | L | P | | P | P | | L | |
| Transient Accommodations | All transient accommodations, except as listed below | | | | | P | | CU | P | P | P | P | CU | | P | |
| | Bed and breakfast | | | | CU | P | L | L | L | P | L | P | | | CU | |
| | Hotel, Motel etc. | | | | | | | | P | P | P | P | CU | | P | |

| USE CATEGORY | SPECIFIC USE | RESIDENTIAL | | | | | COMMERCIAL, INDUSTRIAL AND MIXED USES | | | | | | | PUBLIC | | |
|---------------------------|---|-------------|------|-----|-----|-----|---------------------------------------|-----|-----|------|-----|-----|-----|--------|----|---|
| | | RE-1 | R1-A | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | SPUD | CBD | PUD | M-1 | RP | P | I |
| COMMERCIAL USES | | | | | | | | | | | | | | | | |
| Vehicle Sales and Service | Car wash, full or self-service | | | | | | | | P | P | CU | P | P | | P | |
| | Truck stop | | | | | | | | P | P | | P | P | | P | |
| | Vehicle sales, leasing or rental | | | | | | | | CU | P | CU | P | P | | P | |
| | Vehicle service, intensive | | | | | | | | CU | P | CU | P | P | | P | |
| | Vehicle service, limited | | | | | | | CU | P | P | CU | P | P | | P | |
| Water-Oriented | Boat livery/marina | | | | | | | P | P | P | CU | P | P | | P | |
| | Boat sales not accessory to boat livery | | | | | | | | CU | P | CU | P | P | | P | |
| | Dock, pier or wharf (commercial) | | | | | | | | P | P | | P | P | | CU | |

| USE CATEGORY | SPECIFIC USE | RESIDENTIAL | | | | | COMMERCIAL, INDUSTRIAL AND MIXED USES | | | | | | | PUBLIC | | |
|--------------------------------|--|-------------|------|-----|-----|-----|---------------------------------------|-----|-----|------|-----|-----|-----|--------|----|---|
| | | RE-1 | R1-A | R-1 | R-2 | R-3 | C-1 | C-2 | C-3 | SPUD | CBD | PUD | M-1 | RP | P | I |
| INDUSTRIAL USES | | | | | | | | | | | | | | | | |
| Light Industrial Service | All light industrial service, except as listed below | | | | | | | | CU | P | CU | P | P | | CU | |
| | Adult Entertainment (See Sec 25-292) | | | | | | | | | | | | CU | | CU | |
| | Crematorium | | | | | | | | | P | | P | CU | | CU | |
| | Research laboratory without manufacturing facility | | | | | | | P | P | P | | P | P | | P | |
| Open Storage | All Open Storage | | | | | | | | L | L | | P | P | | L | |
| Warehouse and Freight Movement | All warehouse and freight movement, except as listed below | | | | | | | | CU | P | | | P | | P | |
| | Warehouse, storage without flammable liquids | | | | | | | | CU | P | | L | P | | P | |
| | Stockpiling | | | | | | | | | P | | | CU | | P | |
| Waste-Related Service | All waste-related services | | | | | | | | | P | | | CU | | CU | |
| | Recycling equipment and facilities | | | | | | | | | P | | | CU | | P | |
| Wholesale Trade | All wholesale trade | | | | | | | | P | P | | P | P | | P | |
| Heavy Industrial | All heavy industrial | | | | | | | | | P | | P | CU | | CU | |

(4) Residential use categories.

a. Household living.

TABLE INSET

| Characteristics: Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis in structures with self-contained dwelling units, including kitchens. | | |
|--|--|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| Assisted living homes with self-contained individual units that meet the definition of a dwelling unit Guest house Retirement center apartment Short-term rental Single-family detached house, duplex, triplex, Quadplex, townhomes Manufactured home | Accessory dwelling unit Accessory structure that does not involve the conduct of business on the premises Ancillary indoor storage Dish antenna under three meters Dock or pier (noncommercial) Children's play area or equipment Greenhouse or nursery, Personal (no sales) Home occupation In-home care for six or less persons Off-street parking of occupants' registered vehicles On-site day care (residents of a multifamily structure or use) Private community center Private garage, barbecue pit, carport, tool or garden shed, storage unit, swimming pool Raising of pets Storage structure, storage garage or open storage area for RV's or boats (manufactured home park or subdivision only) | Bed and breakfast establishment, hotel, motel, inn, extended-stay facility (see Transient Accommodations) Group home for the physically disabled, mentally retarded, or emotionally disturbed that are not considered single-family residences (see Group Living or Social Service Institution) Nursing or convalescent home (see Group Living) Residential assisted living facility not having individual dwelling units (see Group Living) |

(5) Group Living

TABLE INSET:

| Characteristics: Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care or training. | | |
|---|--|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| Boarding house, rooming house, fraternity, sorority, orphanage Community residential home Group homes for the physically disabled, mentally handicapped or emotionally disturbed with 14 or more residents Hospice, nursing or convalescent home Monastery, convent Residential assisted living facility without individual self-contained dwelling units (six persons equals one dwelling unit) | Ancillary indoor storage Associated office Food preparation and dining facility Off-street parking of vehicles for occupants and staff Recreational facility Activity centers | Alternative or post-incarceration facility, exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents, Treatment center, transient lodging or shelter for the homeless (see Social Service Institutions) Assisted living facility where individual units meet the definition of a self-contained dwelling unit (see Household Living) Bed and breakfast establishment, hotel, motel, inn, extended-stay facility (see Transient Accommodations) Membership club or lodge (see Indoor Recreation) Residential occupancy of a self-contained dwelling unit by a family on a month-to-month or longer basis (see Household Living) |

(6) *Public and civic use categories.*

a. *Government facilities.* TABLE INSET:

| Characteristics: Offices, storage, maintenance, and other facilities for the operation of local, state, or federal government. | | |
|---|--|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| City, county, state, or federal government office Detention center, jail, prison Emergency services, fire, sheriff, or medical station and government clinics Post office Work camp | Ancillary indoor storage Associated helicopter landing facility Auditorium, meeting room Cafeteria Day care Fleet management Holding cell, infirmary Limited fueling facility Off-street parking Satellite office | Educational facility (see Educational Facilities) Maintenance facility (see Light Industrial Service) Parks (see Parks and Open Areas) Postal substation (see Retail Sales and Service) Solid or liquid waste transfer or composting (see Waste-Related Service) Utilities (see Utilities) |

(Ord. No. 04-27, § V(4.18), 5-10-04; Ord. No. 08-62, § I, 7-14-08)

b. *Day care.* TABLE INSET:

| Characteristics: Uses providing care, protection, and supervision for more than six children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day. | | |
|--|---|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| Adult day-care program Child care center, nursery school, preschool Intermediate childcare Latch-key program | Associated office Food preparation and dining facility Health, arts and crafts, and therapy area Indoor or outdoor recreation facility Off-street parking | Counseling in an office setting (see Office) In-home day care for fewer than six persons (see Household Living: Accessory Use) On-site day care facility operated in connection with a business or other principal use where children are cared for while parents or guardians are occupied on the premises (see appropriate category under Accessory Use) |

c. *Educational facilities.* TABLE INSET:

| <p>Characteristics: Public and private (including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.</p> | | |
|---|---|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>Business, driving, vocational, trade and other commercial schools College, community college or university Day facility Nursing or medical school not accessory to a hospital Public, private, and charter schools Seminary</p> | <p>Adult continuing education program Ancillary indoor storage Associated office Auditorium, theater Before- and after-school day care Cafeteria or other food service Dormitory, housing for students or faculty Health facility Laboratory, library Maintenance facility Meeting area Off-street parking Play area, recreational or sports facility Support commercial (college-operated bookstore, for example)</p> | <p>Dance, martial arts, music, art or photographic studio or classroom (see Retail Sales and Service) Preschool or nursery school (see Day Care)</p> |

d. *Government facilities.* TABLE INSET:

| <p>Characteristics: Offices, storage, maintenance, and other facilities for the operation of local, state, or federal government.</p> | | |
|---|---|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>City, county, state, or federal government office Detention center, jail, prison Emergency services, fire, sheriff, or medical station Post office Work camp</p> | <p>Ancillary indoor storage Associated helicopter landing facility Auditorium, meeting room Cafeteria Day care Fleet management Holding cell, infirmary Limited fueling facility Off-street parking Satellite office</p> | <p>Educational facility (see Educational Facilities) Maintenance facility (see Light Industrial Service) Parks (see Parks and Open Areas) Postal substation (see Retail Sales and Service) Solid or liquid waste transfer or composting (see Waste-Related Service) Utilities (see Utilities)</p> |

e. *Medical facilities.*

TABLE INSET:

| Characteristics: Uses providing medical or surgical care to patients. Some uses may offer overnight care. | | |
|--|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| Blood plasma donation center, medical facility, medical or dental laboratory Hospital, out-patient clinic Medical or dental office or chiropractor | Associated helicopter landing facility Associated office Cafeteria Chapel, ancillary worship space Day care Group living or hospice Housing for staff or trainees Limited support retail Maintenance facility Meeting area Off-street parking Pharmacy Recreational facility Teaching facility Temporary housing for relatives of patients | Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (see Social Service Institutions) Nursing or medical school not accessory to a hospital (see Educational Facilities) Rehabilitative clinic (see Social Service Institutions) Urgent care or emergency medical office (see Retail Sales and Service) |

f. *Parks and open areas.*

TABLE INSET:

| Characteristics: Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures. | | |
|--|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| Botanical garden, nature preserve, recreational trail Cemetery, columbarium, mausoleum, memorial park Game preserve, wildlife management area, refuge, wild animal sanctuary, water conservation area Reservoir, control structure, drainage well, water supply water well Parks | Campground (public park only) Concession Dock or pier (noncommercial) Maintenance facility Off-street parking Play equipment Research or similar lab facilities Single residential unit for caretaker or security purposes Swimming pool, tennis court, ballfield (public park only) | Campground, private, golf course, country club, water park (see Outdoor Recreation) Crematorium (see Light Industrial Service) Golf driving range, miniature golf facility (see Indoor Recreation) Membership club, lodge (see Indoor Recreation) Park maintained by residents (see Community Service) Water tower, tank, standpipe (see Utilities) |

g. *Passenger terminal.* TABLE INSET:

| Characteristics: Public or commercial facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail or bus service. | | |
|---|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| Airport, heliport Bus passenger terminal, taxi dispatch center, train passenger terminal Scenic and sight-seeing tour | Ancillary indoor storage Associated office Concession Freight handling area Fueling facility Limited retail Maintenance facility Off-street parking Park-and-ride facility | Ferry/water taxi (see Water-Oriented) Private helicopter landing facility accessory to another use (see Agriculture, Medical Facilities or Government Facilities) |

h. *Places of worship.* TABLE INSET:

| Characteristics: Places of assembly that provide meeting areas for religious practice. | | |
|--|--|----------------------------------|
| Principal Uses | Accessory Uses | Uses Not Included |
| Places of Worship, church, mosque, synagogue, temple | Accessory Uses in Places of Worship Associated office Cafeteria Chapel, ancillary worship space Day care Group living or hospice Housing for staff or trainees Limited support retail (Book store, thrift shop etc.) Maintenance facility Meeting area Off-street parking Recreational facility Teaching facility Temporary housing | Revival or gospel tent permanent |

i. *Social service institutions.* TABLE INSET:

| Characteristics: Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs. | | |
|---|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| Alternative- or post-incarceration facility Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents Neighborhood resource center Rehabilitative clinic Social service facility, soup kitchen, transient lodging or shelter for the homeless | Adult educational facility Ancillary indoor storage Associated office Day care Food services and dining area Meeting room Off-street parking Staff residences located on-site | Assisted living facility with individual self-contained dwelling units (see Household Living) Assisted living facility without individual dwelling units, community residential home (see Group Living) Cemetery, columbarium, mausoleum, memorial park (see Parks and Open Areas) Educational facility (see Educational Facilities) Philanthropic institution (see Community Service) |

j. *Utilities.*

TABLE INSET:

| Characteristics: Public or private infrastructure serving a limited area with no on-site personnel (Minor Utility) or the general community and possibly having on-site personnel (Major Utility). | | |
|--|---|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p><i>Minor Utilities:</i> On-site stormwater retention or detention facility Neighborhood-serving telephone exchange, gas or electric installation Water and wastewater pump station or lift station</p> <p><i>Major Utilities:</i> Aeration facility, artesian well, electrical substation, electric or gas generation plant, filter bed, railroad right-of-way (new), transmission tower, waste treatment plant, water pumping facility, water tower or tank Solid waste transfer stations</p> | <p>Control, monitoring, data or transmission equipment Off-street parking Storage</p> | <p>Landfill (see Waste-Related Service) Maintenance yard or building (see Light Industrial Service) Utility office (see Office) TV and radio studio (see Office) Reservoir or water supply (see Parks and Open Areas)</p> |

(7) *Commercial use categories.*

a. Indoor recreation.

TABLE INSET:

| Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting. | | |
|---|--|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>Bar or tavern Convention center Extreme sports such as paintball, BMX facility or skateboarding facility Gymnastic facility, indoor sports academy Indoor entertainment activity such as pool hall, bowling alley game arcade Indoor firing range Membership club or lodge Movie or other theater</p> | <p>Ancillary indoor storage Associated office Concession Food preparation and dining area Off-street parking Pro shop or sales of goods related to the on-site activities of the specific use</p> | <p>Community recreational facility, non-profit (see Community Service) Dance, martial arts, music, art or photographic studio or classroom (see Retail Sales and Service) Outdoor entertainment (see Outdoor Recreation) Adult entertainment</p> |

b. Office.

TABLE INSET:

| Characteristics: Activities conducted in an office setting and generally focusing on business, government, professional, medical or financial services. Accessory uses generally have no external access or signs. | | |
|---|---|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| Advertising office, bank (with or without drive-through), business management consulting, data processing, financial business such as lender, investment or brokerage house, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency Counseling in an office setting Government office TV and radio studio Utility office Building, heating, plumbing, landscaping or electrical contractor's administrative offices, work offsite | Ancillary storage Cafeteria Health facility Meeting room Off-street parking On-site day care, school or facility where children are cared for while parents or guardians are occupied on the premises Other amenity for the use of on-site employees Small retail operation for on-site workers (no external signage) Technical library | Building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (see Light Industrial Service) Bulk mailing service (see Light Industrial Service) Mail-order house (see Wholesale Trade) Medical or dental office (see Medical Facilities) Research, testing, and development laboratory (Light Industrial Service) Urgent care or emergency medical office (see Retail Sales and Service) |

c. Outdoor recreation. TABLE INSET:

| Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures. | | |
|---|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| Circus ground Drive-in theater Flea market, outdoor Executive par three golf course Extreme sports such as paintball, BMX facility or skateboarding facility Golf course, country club Outdoor recreation activity such as archery range, batting cage, golf driving range, mini-amusement park, miniature golf facility, outdoor firing range, swimming pool, tennis court water park, riding academy or public stable Recreational vehicle (RV) park, campground, commercial hunting or fishing camp, dude ranch Sports academy for active recreational or competitive sports Stadium or arena, dog or horse track, motor vehicle racing track or facility, Jai-alai fronton, commercial amphitheater, ballfield Tourist attraction (commercial) Winter quarters or training quarters | Ancillary indoor storage Associated office Caretaker or security person housing Classroom Clubhouse Concession Day care facility Dock or pier (noncommercial) Dormitory Equipment storage Food preparation or dining area Jogging, hiking, fitness and other types of trails. Maintenance facility Off-street parking Pro shop or sales of goods related to the on-site activities of the specific use Rain shelter Restaurant | Athletic, tennis, swim or health club (see Retail Sales and Service) Botanical garden, nature preserve (see Parks and Open Areas) Indoor recreational facility (see Indoor Recreation) |

d. Parking, commercial. TABLE INSET:

| Characteristics: Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged. | | |
|---|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| Mixed parking lot (partially accessory to a specific use, partly to rent for others), short- and long-term fee parking facility Park-and-ride facility Parking garage | Structure intended to shield parking attendants from the weather | Bus barn (see Warehouse and Freight Movement) Sale or servicing of vehicles (see Vehicle Sales and Service) |

e. Restaurants.

TABLE INSET:

| Characteristics: Establishments that prepare and sell food for on- or off-premise consumption. | | |
|---|--|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| Restaurant, fast-food restaurant, pizza delivery facility, drive-in, take-out, yogurt or ice cream shop Small-scale catering establishment | Ancillary indoor storage Associated office Deck, patio for outdoor seating or dining Drive-through facility Off-street customer and employee parking Valet parking facility | Bar, tavern (see Indoor Recreation) Recyclable construction material storage (see Waste-Related Service) |

f. Retail sales and service.

TABLE INSET:

| Characteristics: Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public. | | |
|--|---|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| <i>Sales-Oriented:</i> Store selling, leasing or renting consumer, home, and business goods including alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, musical instruments, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, postal substation, printed materials, produce, souvenirs, sporting goods, stationery, tobacco and related products, vehicle parts and accessories, videos, full- or self-serve gas | Ancillary indoor storage Associated office Automatic one bay car wash facility Food preparation and dining area Repackaging of goods for on-site sale Residential unit for security purposes (single unit) Storage of goods | Boarding for horses (see Agriculture, stable) Car wash (see Vehicle Sales and Service) Large-scale catering (see Light Industrial Service) Laundry or dry-cleaning plant (see Light Industrial Service) On site consumption of alcoholic beverages Repair or service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service) Restaurant (see Restaurants) Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade) Small-scale catering (see Restaurants) |

TABLE INSET:

| Characteristics: Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public. | | |
|--|----------------|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p><i>Personal Service-Oriented:</i> Animal grooming Animal hospital or veterinarian, with or without animal boarding Athletic, tennis, swim or health club Dance, art, martial arts, music or photographic studio or classroom Dry-cleaning or laundry drop-off facility, Laundromat Funeral home or mortuary with or without Crematorium Hair, nail, tanning, massage therapy and personal care service Photocopy, blueprint, package shipping and quick-sign service Psychic or medium Security service Taxidermist Urgent care or emergency medical office</p> <p><i>Repair-Oriented:</i> Appliance, bicycle, lawn mower, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair Tailor, milliner, upholsterer Locksmith</p> | | <p>Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause (see Heavy Industrial)</p> |

g. Self-service storage.

TABLE INSET:

| Characteristics: Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property. | | |
|---|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>Mini-warehouse, multi-story enclosed storage facility, storage garage</p> | <p>Associated office Outside storage of boats and campers Residential unit for security purposes (single unit)</p> | <p>Rental of light or medium trucks (see Vehicle Sales and Service) Storage area used as manufacturing use (see Light Industrial Services) Storage area used for sales, service, and repair operations (see Retail Sales and Service) Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred (see Warehouse and Freight Movement)</p> |

h. Transient accommodations. TABLE INSET:

| Characteristics: Residential units arranged for short term stays of less than 30 days for rent or lease. | | |
|--|--|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| Hotel, motel, inn, extended-stay facility, bed and breakfast establishment | Ancillary indoor storage Associated office Bar or tavern Food preparation and dining facility Laundry facility Meeting facility Off-street parking Restaurant Swimming pool, other recreational facility | Campground, private, hunting/fishing camp, dude ranch, recreational vehicle (RV) park (see Outdoor Recreation) Convention center (see Indoor Recreation) Patient Transient accommodations (see Medical Facilities) Short Term rental (see Household Living) Transient lodging, shelter for the homeless (see Social Service Institutions) |

i. Vehicle sales and service. TABLE INSET:

| Characteristics: Direct sales of and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Uses classified as Vehicle Service, Generally involve services provided while the customer waits, same day pick-up of the vehicle or customers leaving a vehicle on-site for less than 24 consecutive hours. | | |
|--|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p><i>Vehicle Service, Intensive:</i> Alignment shop, auto body shop, auto upholstery shop, repair of cars, trucks, RVs and boats, towing service</p> <p><i>Vehicle Service, General:</i> Quick lubrication facilities, battery sales and installation, auto detailing, minor scratch and dent repair, bedliner installation, provided such repair is within a completely enclosed building (no open service bays, doors, or windows); tire sales and mounting. Full- or self-service car wash Vehicle sales, rental, or leasing facilities (including passenger vehicles, motorcycles, trucks, boats, and other recreational vehicles) Manufactured housing sales</p> | Ancillary indoor storage Associated office Sale of parts Single-bay, automatic car wash Towing Vehicle fueling Vehicle storage | Earth moving and heavy construction equipment (see Heavy Industrial) Retail or wholesale sales of agriculturally-related supplies and equipment (see Agriculture) Vehicle parts sale as a principal use (see Retail Sales and Service) |

j. Water-oriented.

TABLE INSET:

| Characteristics: Uses that require direct access to navigable waters. | | |
|---|--|-------------------------------------|
| Principal Uses | Accessory Uses | Uses Not Included |
| Boat livery Dock or pier (commercial) Dry storage of boats Ferry/water taxi Marina Wet storage of boats (commercial) | Selling, leasing or rental of covered or uncovered boat slips or dock space, dry storage space, boats and boat motors, marine fuel and lubricants, bait and fishing equipment Repair and maintenance of boats and boat motors On-shore restaurants Small boat hauling or launching facilities | Water park (see Outdoor Recreation) |

(8) *Industrial use categories.*

a. Light industrial service.

TABLE INSET:

| Characteristics: Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. | | |
|--|--|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| Adult entertainment Building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site Bulk mailing service Catering establishment, largescale Clothing or textile manufacturing, manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, electrical items, printing, publishing, and lithography, production of artwork and toys, sign-making Crematorium Janitorial and building maintenance service, exterminator, maintenance yard or facility Laundry, dry-cleaning, and carpet cleaning plants Mini-warehouses | Accessory medical clinic Ancillary indoor storage Associated office Cafeteria Day care Employee recreational facility Off-street parking On-site repair facility Residential unit for security purposes (single unit) Retail or wholesale sales of goods manufactured on-site | Borrow pit, mining (see Resource Extraction) Manufacture and production of goods from composting organic material (see Waste-Related Service) Outdoor storage yard (see Warehousing and Freight Movement) Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade) Small-scale catering establishments (see Restaurants) |

TABLE INSET:

| <p>Characteristics: Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.</p> | | |
|--|----------------|-------------------|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>Movie production facility Photo-finishing laboratory (Repair of scientific or professional instruments, electric motors Research, testing, and development laboratory Sheet metal shop Soft drink bottling Storage area used for manufacturing Welding, machine, tool repair shop Woodworking, including cabinet makers and furniture manufacturing</p> | | |

b. Warehouse and freight movement.

TABLE INSET:

| <p>Characteristics: Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.</p> | | |
|--|---|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store Bus barn Commercial packing for fruits and vegetables Outdoor storage yard Parcel services Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred</p> | <p>Ancillary indoor storage Associated office Cafeteria Day care Employee recreational facility Off-street parking Outdoor storage yard Residential unit for security purposes (single unit) Truck fleet parking and maintenance area</p> | <p>Bulk storage of flammable liquids (see Heavy Industrial) Mini-warehouse, multi-story enclosed storage facility, storage garages (see Self-Service Storage) Solid or liquid waste transfer or composting (see Waste-Related Service)</p> |

c. Waste-related service. TABLE INSET:

| <p>Characteristics: Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.</p> | | |
|---|---|--|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>Animal waste processing Landfill Manufacture and production of goods from composting organic material Recyclable material storage, including construction material Recycling Facility Solid or liquid waste transfer or composting</p> | <p>Ancillary indoor storage Associated office Off-street parking On-site refueling and repair Recycling of material Repackaging and shipment of by-products</p> | <p>Stockpiling of sand, gravel, or other aggregate materials (see Resource Extraction)</p> |

d. Wholesale trade. TABLE INSET:

| <p>Characteristics: Firms involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on-site or delivered to the customer.</p> | | |
|--|---|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>Mail-order house Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures Water softening, commercial Wholesale of food, clothing, auto parts, and building hardware</p> | <p>Accessory medical clinic Ancillary indoor storage Associated office Cafeteria Day care Minor fabrication services Off-street parking Product repair Repackaging of goods Residential unit for security purposes (single unit) Showroom Warehouse</p> | <p>Store selling, leasing, or renting consumer, home or business goods, wholesale club (see Retail Sales and Service) Warehouse, freight movement (see Warehouse and Freight Movement) Warehouse or wholesale club (see Retail Sales and Service)</p> |

e. Heavy industrial.

TABLE INSET:

| <p>Characteristics: Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited</p> | | |
|--|---|---|
| Principal Uses | Accessory Uses | Uses Not Included |
| <p>Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause</p> <p>Animal processing, packing, treating, and storage, livestock or poultry slaughtering, citrus concentrate plant, processing of food and related products, production of chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, sawmill</p> <p>Bulk storage of flammable liquids</p> <p>Commercial feed lot</p> <p>Concrete batching and asphalt processing and manufacture</p> <p>Earth moving and heavy construction equipment</p> <p>Wrecking, junk or salvage yard</p> | <p>Ancillary office</p> <p>Associated office</p> <p>Cafeteria</p> <p>Off-street parking</p> <p>Product repair</p> <p>Repackaging of goods</p> <p>Warehouse, storage</p> | <p>Animal waste processing (see Waste-Related Service)</p> <p>Extraction of phosphate or minerals (Resource Extraction)</p> <p>Extraction of sand or gravel, borrow pit (Resource Extraction)</p> <p>Mining (see Resource Extraction)</p> <p>Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service)</p> <p>Store selling, leasing, or renting consumer, home, and business goods (see Retail Sales and Service)</p> |

(Ord. No. 04-27, § V(4.18), 5-10-04; Ord. No. 08-62, § I, 7-14-08)