

TABLE 12.1
PERMITTED USES IN COMMERCIAL AND OFFICE DISTRICTS*

P = Permitted, C = Conditional, X = Not Permitted

Use	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Accessory uses and structures determined by the director to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P	P	P	P
Adult entertainment and adult materials establishments	X	X	X	X	X	X	X	X	X
Apiaries	P	P	P	P	P	P	P	P	P
Automobile service establishment, major	X	X	X	C	P	X	X	X	X
Automobile service establishment, minor	X	X	C	P	P	X	X	X	X
Bar, lounge, nightclub	X	C	C	C	X	X	X	X	X
Bed and breakfast inns	X	C	C	C	X	X	X	X	C
Bowling alley	X	C	C	C	X	X	X	X	X
Build-to-rent	X	X	X	X	X	X	X	X	X
Business service establishments, not exceeding 2,500 square feet of gross floor area	P	P	P	P	X	P	C	C	P
Business service establishments of 2,500 square feet or more of gross floor area	C	P	P	P	X	P	X	X	P
Campgrounds	X	X	C	C	X	X	X	X	X
Car Wash, self-service	X	X	C	C	P	X	X	X	X
Car Wash, staffed	X	X	C	C	P	X	X	X	X
Cemeteries	X	X	P	P	X	X	X	X	X
Clinics	X	P	P	P	X	C	P	C	P
Club or lodge, nonprofit 10,000 square feet or less in aggregate size	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)
Club or lodge, nonprofit more than 10,000 square feet in aggregate size	C (Note 1)	C (Note 1)	P (Note 1)	P (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)
Colleges, universities, and trade and technical schools 10,000 square feet or less in aggregate size	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)
Colleges, universities, and trade and technical schools more than 10,000 square feet in aggregate size	C (Note 1)	C (Note 1)	P (Note 1)	P (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)
Commercial athletic fields, outdoor	X	X	C	C	C	X	X	X	C
Commercial recreational facility, indoor	X	P (Note 1)	P (Note 1)	P (Note 1)	X	C (Note 1 and 2)	C (Note 1 and 2)	X	P (Note 1)

Use	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Commercial recreational facility, outdoor	X	X	C (Note 1)	C (Note 1)	C (Note 1)	X	X	X	C (Note 1)
Communication towers and antennas	C	C	C	C	C	C	C	C	C
Conservation areas	P	P	P	P	P	P	P	P	P
Conservation subdivisions	X	X	X	X	X	X	X	X	X
Contractor's establishments	X	X	C	C	C	C	X	X	X
Convenience stores, with or without fuel dispensing units	C	C	C	C	X	X	X	X	C
Day care centers	P	P	P	P	X	P	P	P	P
Drive-throughs, excluding car washes	X	C	P	P	X	X	X	X	C
Drug treatment facility	X	C	C	C	X	X	C	X	C
Dwellings, single-family detached	X	X	X	X	X	X	X	X	X
Dwellings, single-family attached (townhouses)	X	X	X	X	X	X	X	X	X
Dwellings, two-family (duplexes)	X	X	X	X	X	X	X	X	X
Dwellings, multi-family	X	X	X	X	X	X	X	X	X
Electronic game playing centers	X	C	C	C	X	X	X	X	X
Finance, insurance and real estate establishments, less than 5000 square feet of gross floor area per establishment	P	P	P	P	X	P	P	X	P
Finance, insurance and real estate establishments of 5000 square feet or more of gross floor area per establishment	X	P	P	P	X	P	P	X	P
Fuel stations	C	C	C	C	C	X	X	X	C
Heliports and Helipads	X	X	C	C	C	X	X	X	X
Horse stables, commercial	X	X	C	C	C	X	X	X	C
Hospitals and related health services not otherwise specified	X	X	P	P	X	X	C	X	P
Hotel	X	C	C	C	X	X	X	X	C
Hotel, Dual-brand	X	C	C	C	X	X	X	X	C
Hotel or Motel, Extended Stay	X	C	C	C	X	X	X	X	C
Junk yards	X	X	X	X	C	X	X	X	X
Kennels, Animal Hospitals and Veterinary Clinics with outdoor facilities such as pens, kennels, runs, etc.	X	X	C	C	C	X	X	X	X
Kennels, Animal Hospitals and Veterinary Clinics without outdoor facilities	X	X	P	P	P	X	X	X	X
Machine shops	X	X	C	P	P	P	X	X	X
Major subdivisions for non-residential uses	P	P	P	P	P	P	P	P	P
Manufacturing, processing, and assembling	X	X	C	C	C	P	X	X	X

Use	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Massage parlor	C	C	C	C	X	X	C	C	C
Micro-brewery	X	X	P	C	C	X	X	X	X
Micro-distillery	X	X	P	C	C	X	X	X	X
Minor subdivisions for non-residential uses	P	P	P	P	P	P	P	P	P
Miscellaneous service establishments	X	C	C	C	X	C	X	C	C
Motel	X	C	C	C	X	X	X	X	C
Offices	P	P	P	P	P	P	P	P	P
Open air businesses	X	C	C	C	P	X	X	X	X
Open storage yards	X	X	C	C	C	C	X	X	X
Pawn shops	X	C	C	C	C	X	X	X	X
Personal care homes and institutionalized living facilities, serving ten persons or less	C	P	P	P	X	X	C	C	P
Personal care homes and institutionalized living facilities, serving more than ten persons	X	P	P	P	X	X	C	X	P
Personal service establishments, not exceeding 2,500 square feet of gross floor area per establishment	P	P	P	P	X	P	C	C	P
Personal service establishments greater than 2,500 square feet of gross floor area per establishment	X	P	P	P	X	P	X	X	P
Place of worship 10,000 square feet or less in aggregate size (Note 5)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)
Place of worship more than 10,000 square feet in aggregate size (Note 5)	C (Note 1)	C (Note 1)	P (Note 1)	P (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)
Pool Hall	X	C	C	C	X	X	X	X	X
Public and semi-public uses	P	P	P	P	P	P	C	P	P
Residence for caretaker or night watchman	X	X	C	C	P	P	X	X	X
Restaurants, including outside seating areas but not including drive-throughs	P	P	P	P	P	P	C	C	P
Retail package liquor store	C	C	C	C	X	X	X	X	C
Retail trade establishments, enclosed	P	P	P	P	P	P	X	X	P
Salon	P	P	P	P	X	P	C	C	P
Schools, private and parochial, 10,000 square feet or less in aggregate size	X	C (Note 1)	C (Note 1)	C (Note 1)	X	X	C (Note 1)	X	C (Note 1)
Schools, private and parochial, more than 10,000 square feet in aggregate size	X	C (Note 1)	C (Note 1)	C (Note 1)	X	X	X	X	C (Note 1)

Use	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Schools for dance, martial arts, and other disciplines operated for profit or nonprofit, 10,000 square feet or less in aggregate size	P (Note 1)	P (Note 1)	P (Note 1)	P (Note 1)	C (Note 1)	P (Note 1)	P (Note 1)	C (Note 1)	P (Note 1)
Schools for dance, martial arts, and other disciplines operated for profit or nonprofit, more than 10,000 square feet in aggregate size	X	X	C (Note 1)	C (Note 1)	X	C (Note 1)	C (Note 1)	X	C (Note 1)
Schools for driving, DUI, or massage operated for profit or nonprofit, 10,000 square feet or less in aggregate size	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)	C (Note 1)
Schools for driving, DUI, or massage operated for profit or nonprofit, more than 10,000 square feet in aggregate size	X	X	C (Note 1)	C (Note 1)	X	C (Note 1)	C (Note 1)	X	C (Note 1)
Shooting range, indoor	X	X	C (Note 3)	C (Note 3)	C (Note 3)	X	X	X	C (Note 3)
Shooting range, outdoor	X	X	C (Note 3)	C (Note 3)	C (Note 3)	X	X	X	C (Note 3)
Short-term Rental	X	X	X	X	X	X	X	X	X
Smoke shops, vapor cigarette shops, or non-traditional tobacco paraphernalia shops	C	C	C	C	X	X	X	X	C
Specialty pharmacy	C	C	C	C	C	C	X	X	C
Storage, self-service, climate controlled	X	X	C	C	C	C	X	X	X
Storage, self-service, courtyard	X	X	C	C	C	C	X	X	X
Storage, self-service, mini-warehouse	X	X	X	X	C	X	X	X	X
Temporary structures and uses	C	P	P	P	P	P	C	X	P
Theater	X	C	C	C	X	X	X	X	X
Transportation, communication, and utility facilities	X	X	C	C	C	C	X	X	C
Uses not specified in this table	(Note 4)	(Note 4)	(Note 4)	(Note 4)	(Note 4)	(Note 4)	(Note 4)	(Note 4)	(Note 4)
Vehicle rental establishment	X	X	C	C	P	P	X	X	X
Vehicle sales dealership, new	X	X	C	C	X	X	X	X	X
Vehicle sales dealership, used	X	X	C	C	X	X	X	X	X
Warehouses and storage buildings not exceeding 10,000 square feet on a given site	X	X	C	X	X	X	X	X	X
Wholesale trade establishments	X	X	C	X	X	P	X	X	X

* For any establishment conducting around the clock business hours, a conditional use permit is required.

Notes

Table 12.1

- (1) Prior to development of any associated accessory uses, approval of the site plan must be granted by the Board of Commissioners. If the accessory use is a school, a conditional use permit is required and all requirements for a conditional use permit must be followed.
- (2) Within the Business Park (BP) and Office and Institutional (O&I) zoning districts, only the following indoor commercial recreational facilities shall be considered as conditional uses (C): assembly halls, auditoriums,

meeting halls, art galleries and museums, physical fitness centers, and health clubs. All other indoor commercial recreational facilities are considered prohibited (X).

- (3) See Ordinance No. 103 (Shooting Range Ordinance).
- (4) In cases where a use is proposed but is not listed in this table, the director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The director will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted, or conditional use. In making such determinations, the director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.
- (5) Places of worship for which a CUP, rezoning or development permit application is being processed, that have been approved but not constructed, that are under construction, or that have received a Certificate of Occupancy prior to February 2, 2017, are exempt from the size cap. In addition, property immediately adjacent to the property on which a place of worship that is exempt pursuant to this note is located, that is purchased after February 2, 2017, is also exempt from the size cap. For properties exempted from the size cap pursuant to this note, the requirements for places of worship 10,000 square feet or less in aggregate size (either conditional use permit (C) or not permitted (X)) shall apply for each zoning district. For purposes of this chart, "aggregate size" shall mean total square footage of all structures on the property on which the place of worship is located.