

**TABLE 9.101**

# SINGLE FAMILY MULTI-FAMILY

	<i>Single Family Districts</i>					<i>Multi-Family Districts</i>				
	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>	<b>R-8</b>	<b>R-8 MF</b>	<b>R-12 MF</b>	<b>R-17 MF</b>	<b>R-22 MF</b>	<b>R-43 MF</b>
<b>RESIDENTIAL USES:</b>										
Bed and breakfasts (B & B's)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Boarding houses	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Dormitories						PC	PC	PC	PC	PC
Dwellings, active adult retirement community						PC	PC	PC	PC	PC
Dwellings, attached (duplex only)	PC	PC	PC	PC	X	X	X	X	X	X
Dwellings, attached (duplex, triplex and quadraplex).	PC	PC	PC	PC	X	X	X	X	X	X
Dwellings, detached	X	X	X	X	X	X	X	X	X	X
Dwellings, duplex, triplex and quadraplex	PC	PC	PC	PC	X	X	X	X	X	X
Dwellings, duplex	PC	PC	PC	PC	X	X	X	X	X	X
Dwellings, attached and multifamily, up to 12 units in a building						X	X	X	X	X
Dwellings, planned multi-family and attached developments, or a single multi-family or attached building on a lot with more than 12 units in a building						PC	PC	PC	PC	PC
Equestrian oriented subdivisions	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
<b>INSTITUTIONAL USES:</b>										
Adult care center						PC	PC	PC	PC	PC
Adult care home	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Child care centers						PC	PC	PC	PC	PC
Child care centers in a residence	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Civic, social service, and fraternal facilities						PC	PC	PC	PC	PC
Elementary and secondary schools	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Family child care home	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Government buildings, up to 12,500 square feet	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Group homes, up to 6 residents	PC	PC	PC	PC	PC					
Group homes, up to 10 residents						X	X	X	X	X
Nursing homes, rest homes, homes for the aged, and elderly and disabled housing						PC	PC	PC	PC	PC
Orphanages, children's homes and similar nonprofit institutions providing domiciliary care for children						PC	PC	PC	PC	PC
Recreation centers, up to 30,000 square feet	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Religious institutions, up to 400 seats	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Religious institutions, 401 - 750 seats	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Religious institutions, 751 - 1,200 seats						PC	PC	PC	PC	PC
Universities, colleges and junior colleges	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

**KEY:**

**X - Uses permitted as of Right**

**PC - Uses permitted under Prescribed Conditions**

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# SINGLE FAMILY MULTI-FAMILY

	<i>Single Family Districts</i>					<i>Multi-Family Districts</i>				
	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>	<b>R-8</b>	<b>R-8 MF</b>	<b>R-12 MF</b>	<b>R-17 MF</b>	<b>R-22 MF</b>	<b>R-43 MF</b>
<b>OFFICE &amp; BUSINESS USES:</b>										
Bicycle Sharing Station	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Eating, Drinking and Entertainment Establishments (Type 1) with up to 10,000 square feet						PC	PC	PC	PC	PC
Offices, up to 10,000 square feet						PC	PC	PC	PC	PC
Retail and shopping centers, up to 10,000 square feet						PC	PC	PC	PC	PC
Subdivision sales offices	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
<b>OTHER USES:</b>										
Accessory shelter	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Beneficial fill site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Bus stop shelters	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Cemeteries	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Farms	X	X	X	X	X	X	X	X	X	X
Highway and railroad right-of-way	X	X	X	X	X	X	X	X	X	X
Indoor recreation up to 10,000 square feet						PC	PC	PC	PC	PC
Land clearing and inert debris landfill (LCID), off-site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Nonconforming structures and uses	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Open space recreational uses	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Outdoor fresh produce stands	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Outdoor recreation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Outdoor seasonal sales	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Parks, greenways, and arboretums	X	X	X	X	X	X	X	X	X	X
Public utility structures	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Public utility transmission/distribution lines	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Radio, telephone, cellular telephone, telephone masts, towers, antennae and similar structures.	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Temporary buildings and storage of materials	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
<b>ACCESSORY USES &amp; STRUCTURES:</b>										
Accessory uses and structures clearly incidental and related to the permitted principal use or structure on a lot	X	X	X	X	X	X	X	X	X	X
Bookstores, offices, printing, and distribution and similar uses as accessory to a religious institution located on the same lot	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Customary home occupations	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Crematory, within a cemetery	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC

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# SINGLE FAMILY MULTI-FAMILY

	<i>Single Family Districts</i>					<i>Multi-Family Districts</i>				
	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>	<b>R-8</b>	<b>R-8 MF</b>	<b>R-12 MF</b>	<b>R-17 MF</b>	<b>R-22 MF</b>	<b>R-43 MF</b>
Donation drop-off facility						PC	PC	PC	PC	PC
Dormitories, accessory to a university, college or junior college	X	X	X	X	X					
Dumpsters, trash handling areas, and service entrances	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Dwelling, Accessory Unit	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Fences and walls	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Land clearing and inert landfill (LCID), on-site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Marinas	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Outdoor lighting	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Petroleum storage, accessory to a permitted principal use or building	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Private kennels	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Private stables	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Recreation centers as an accessory to a school	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Vending machines for cigarettes, candy, soft drinks, and similar items and coin-operated laundries located within an enclosed building, as an accessory use to uses in the principal building(s)	X	X	X	X	X	X	X	X	X	X

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**TABLE 9.101**

# URBAN RESIDENTIAL MIXED USE

*Note: MX-1, MX-2, and MX-3 are Conditional districts that require approval of all uses*

	<b>Urban Residential Districts</b>				<b>Mixed-Use Conditional Districts*</b>		
	<b>UR-1</b>	<b>UR-2</b>	<b>UR-3</b>	<b>UR-C</b>	<b>MX-1*</b>	<b>MX-2*</b>	<b>MX-3*</b>
<b>RESIDENTIAL USES:</b>							
Bed and breakfasts (B & B's)	PC				PC	PC	PC
Boarding houses	PC				PC	PC	PC
Dormitories						PC	PC
Dwellings, active adult retirement community	PC	PC	PC	PC			
Dwellings, attached	X	X	X	X			
Dwellings, detached	X	X	X	X	X	X	X
Dwellings, duplex	X	X	X	X	X	X	X
Dwellings, triplex and quadraplex		X	X	X	X	X	X
Dwellings, mixed-use						PC	PC
Dwellings, attached and multifamily, up to 12 in a building		X	X	X	X	X	X
Dwellings, planned multi-family and attached, or buildings with more than 12 units	PC	PC	PC	PC	PC	PC	PC
Equestrian oriented subdivision					PC	PC	PC
Single room occupancy residences		PC	PC	PC			
<b>INSTITUTIONAL USES:</b>							
Adult care homes					PC	PC	PC
Child care centers		PC	PC	PC		PC	PC
Child care centers in a residence	PC	PC	PC	PC	PC	PC	PC
Civic, social service, and fraternal facilities						PC	PC
Cultural facilities, drama, and music, with less than 1,000 seats	PC	PC	PC	PC			
Elementary and secondary schools					PC	PC	PC
Family child care home	PC	PC	PC	PC	PC	PC	PC
Government buildings, up to 12,500 square feet					PC	PC	PC
Group homes, up to 6 residents	X				X	X	X
Group homes, up to 10 residents		X	X	X			

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# URBAN RESIDENTIAL MIXED USE

**Note: MX-1, MX-2, and MX-3 are Conditional districts that require approval of all uses**

	<b>Urban Residential Districts</b>				<b>Mixed-Use Conditional Districts*</b>		
	<b>UR-1</b>	<b>UR-2</b>	<b>UR-3</b>	<b>UR-C</b>	<b>MX-1*</b>	<b>MX-2*</b>	<b>MX-3*</b>
Institutional uses normally permitted in other residential districts	X/PC	X/PC	X/PC	X/PC			
Religious institutions, up to 400 seats	PC	PC	PC	PC	PC	PC	PC
Religious institutions, 401 - 750 seats	PC	PC	PC	PC	PC	PC	PC
Religious institutions, 751 - 1,200 seats					PC	PC	PC
Stadiums and colisums up to 5,000 seats	PC	PC	PC	PC			
<b>OFFICE &amp; BUSINESS USES:</b>							
Bicycle-sharing station	PC	PC	PC	PC	PC	PC	PC
Business and office uses permitted in B-1, except no drive-in windows or automotive sale, service, or repair. Maximum GFA is 50% of the ground floor area of the building in which located; each tenant or use is limited to a maximum of 3,000 square feet.		X/PC					
Business and office uses permitted in B-1, except no drive-in windows or automotive sale, service, or repair. Commercial uses are limited in floor area to two times the size of the building footprint. Business or office uses can not be free-standing uses, but may be combined with residential uses in the same structure.			X/PC				
Business and office uses (including free-standing structures, and uses located within multi-family structures) permitted in B-1, except no drive-in windows or automotive sale, service, or repair.				X/PC			
Commercial and office uses (including free-standing structures, and uses located within multi-family structures) permitted in B-1, except no drive-in windows or automotive sales, service, or repair.				X			
Eating, Drinking and Entertainment Establishments (Type 2)					PC	PC	

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# URBAN RESIDENTIAL MIXED USE

**Note: MX-1, MX-2, and MX-3 are Conditional districts that require approval of all uses**

	<b>Urban Residential Districts</b>				<b>Mixed-Use Conditional Districts*</b>		
	<b>UR-1</b>	<b>UR-2</b>	<b>UR-3</b>	<b>UR-C</b>	<b>MX-1*</b>	<b>MX-2*</b>	<b>MX-3*</b>
Non-residential and complementary uses normally permitted in residential districts	X/PC	X/PC	X/PC	X/PC			
Non-residential uses permitted in B-1 and B-2						PC	PC
Retail and office establishments and Eating, Drinking and Entertainment Establishments (Type 1) in multi-family and attached buildings					PC	PC	PC
Subdivision sales office					PC	PC	PC
<b>OTHER USES:</b>							
Accessory shelters	PC	PC	PC	PC			
Beneficial fill site	PC	PC	PC	PC			
Bus stop shelters					PC	PC	PC
Cemeteries					PC	PC	PC
Farms					X	X	X
Highways and railroad rights-of-way					X	X	X
Indoor recreation							X
Land clearing and inert debris landfills (LCID): off-site	PC	PC	PC	PC			
Non-residential and complementary uses normally permitted in other residential districts	X/PC	X/PC	X/PC	X/PC			
Off-street parking, as a separate use				PC			
Outdoor recreation					PC	PC	PC
Outdoor fresh produce stand	PC	PC	PC	PC	PC	PC	PC
Outdoor seasonal sales					PC	PC	PC
Parks, greenways, and arboretums					X	X	X
Pet services indoor		X	X	X		X	X
Pet services indoor/outdoor		PC	PC	PC		PC	PC
Public utility structures					PC	PC	PC
Public utility transmission/distribution lines					PC	PC	PC
Radio, telephone, cellular telephone, television masts, towers, antennae, and similar structures					PC	PC	PC

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# URBAN RESIDENTIAL MIXED USE

**Note: MX-1, MX-2, and MX-3 are Conditional districts that require approval of all uses**

	<b>Urban Residential Districts</b>				<b>Mixed-Use Conditional Districts*</b>		
	<b>UR-1</b>	<b>UR-2</b>	<b>UR-3</b>	<b>UR-C</b>	<b>MX-1*</b>	<b>MX-2*</b>	<b>MX-3*</b>
Temporary buildings and storage of materials					PC	PC	PC
<b>ACCESSORY USES &amp; STRUCTURES</b>							
Accessory uses and structures normally permitted in other residential districts	X/PC	X/PC	X/PC	X/PC			
Accessory uses and structures clearly incidental and related to a permitted principal use or structure on a lot					X	X	X
Bookstores, offices, printing and distribution and similar uses as accessories to religious institutions located on the same lot.					PC	PC	PC
Customary home occupations	PC	PC	PC	PC	PC	PC	PC
Crematory, within a cemetery					PC	PC	PC
Donation drop-off facility			PC	PC			
Drive-in service windows as an accessory to a non-residential principal use						PC	PC
Dumpsters, trash handling areas, and service entrances					PC	PC	PC
Dwelling, Accessory Unit	PC	PC	PC	PC	PC	PC	PC
Fences and walls					PC	PC	PC
Land clearing and inert landfill (LCID): on-site					PC	PC	
Marinas, accessory					PC	PC	PC
Outdoor lighting					PC	PC	PC
Petroleum storage, accessory to a permitted use or structure					PC	PC	PC
Private kennels					PC	PC	PC
Private stables					PC	PC	PC
Vending machines, within an enclosed building, as an accessory to the uses permitted in the principal building(s)					PC	PC	PC

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**TABLE 9.101**

# MUDD & UMUD COMMERCIAL CENTER NEIGHBORHOOD SERVICES TRANSIT ORIENTED DEVELOPMENT

	MUDD & UMUD Districts		CC & NS Districts*		Transit Oriented Development Districts		
	MUDD	UMUD	CC*	NS*	TOD-R	TOD-E	TOD-M
<b>RESIDENTIAL USES:</b>							
Bed and breakfasts (B & B's)	PC	PC			X	X	X
Boarding houses	PC	PC			PC	PC	PC
Dormitories	X				X	X	X
Dwellings, active adult retirement community	X						
Dwellings, attached					X	X	X
Dwellings, detached	X	X	X		X	X	X
Dwellings, duplex	X	X	X		X	X	X
Dwellings, triplex and quadraplex	X	X	X		X	X	X
Dwellings, mixed-use	X		X				
Dwellings, attached and multifamily, up to 12 in a building	X	X	X		X	X	X
Dwellings, planned multi-family and attached, or buildings with more than 12 units	X	X	PC		X	X	X
Residential dwellings allowed in B-1 by right or with prescribed conditions				X/PC			
Single-room occupancy (SRO) residences		PC			PC	PC	PC
<b>INSTITUTIONAL USES:</b>							
Adult care centers			PC				
Athletic and sports facilities	X	X			X	X	X
Art galleries	X	X			X	X	X
Child care centers	PC	PC	PC		PC	PC	PC
Child care centers in a residence	PC	PC					
Child care centers, large	PC	PC	PC				
Civic, social service, and fraternal facilities	X	X	X		X	X	X
Community recreation center	X	X			X	X	X
Conference centers, convention centers and halls, exhibit halls, merchandise marts, and similar uses	X	X			X	X	X
Country and swim clubs	X	X			X	X	X
Cultural facilities, drama, and music, with less than 1,000 seats	X	PC					
Cultural facilities, drama, and music			X		X	X	X
Elementary and secondary schools	X	X			X	X	X
Family child care homes	PC	PC					
Government buildings	X	X	X				

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**Table 9.101**

**MUDD, UMUD,**

**NS, CC, TOD**

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**TABLE 9.101**

# MUDD & UMUD COMMERCIAL CENTER NEIGHBORHOOD SERVICES TRANSIT ORIENTED DEVELOPMENT

	MUDD & UMUD Districts		CC & NS Districts*		Transit Oriented Development Districts		
	MUDD	UMUD	CC*	NS*	TOD-R	TOD-E	TOD-M
Government buildings, with no drive-through services					X	X	X
Group homes, up to 10 residents	X	X			X	X	X
Health institutions, including hospitals, clinics, and similar uses	X	X			X	X	X
Institutional uses permitted by right and with prescribed conditions in B-1				X/PC			
Jails, within an enclosed building		PC					
Libraries	X	X			X	X	X
Museums	X	X			X	X	X
Nursing homes, rest homes, and homes for the aged	PC	PC			PC	PC	PC
Orphanages, children's homes, and similar non-profits	X	X					
Police and fire stations	X	X			X	X	X
Post offices	X	X	X		X	X	X
Public utility office buildings with no more than 4 drive-through services					X	X	X
Recreation centers, up to 30,000 square feet, non-commercial	X						
Religious institutions	X	X	X		X	X	X
Short-term care facilities	PC	PC			PC	PC	PC
Stadiums, coliseums	PC	PC			X	X	X
Theaters (not motion picture)	X	X			X	X	X
Universities, colleges, commercial schools, adult training schools in arts, science, trades and professions and dormitories	X	X			X	X	X
Vocational schools, within an enclosed building			X				
<b>OFFICE &amp; BUSINESS USES:</b>							
Adult establishment	PC	PC					
Amusement, commercial, indoor	X						
Auction sales or auction houses, up to 10,000 square feet, excluding outdoor storage and storage of autos, trucks, trailers, and construction equipment.	X						
Automobile and motorcycle sales, including offices and repair facilities, limited to a maximum of 2,500 square feet, with no outdoor sales, display, or storage.					X	X	X
Automotive service stations, including minor adjustments, repairs, lubrication			X				
Automotive service stations, including minor adjustments, repairs, lubrication and accessory car washes.	X						

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# MUDD & UMUD COMMERCIAL CENTER NEIGHBORHOOD SERVICES TRANSIT ORIENTED DEVELOPMENT

	MUDD & UMUD Districts		CC & NS Districts*		Transit Oriented Development Districts		
	MUDD	UMUD	CC*	NS*	TOD-R	TOD-E	TOD-M
Clinics, medical, dental, and optical	X	X	X				
Clinics, medical, dental, and optical, with no drive-through services					X	X	X
Clinics, veterinary	X						
Commercial rooming houses	PC	PC			PC	PC	PC
Dry cleaning and laundry establishments		X					
Dry cleaning and laundry establishments, up to 4,500 square feet	X		X				
Dry cleaning and laundry establishments, with no drive-through service					X	X	X
Eating, Drinking and Entertainment Establishments (Type 1)	X	X	X				
Eating, Drinking and Entertainment Establishments (Type 1) with no drive-through windows					X	X	X
Eating, Drinking and Entertainment Establishments (Type 2)	PC	PC	PC				
Eating, Drinking and Entertainment Establishments (Type 2) with no drive-through window					PC	PC	PC
Equipment rental and leasing, within an enclosed building	X		X				
Exterminators		X					
Financial institutions	X	X	X				
Financial institutions, with no more than 4 drive-through service lanes/windows					X	X	X
Florist, retail			X				
Florist, wholesale		X	X				
Funeral homes and embalming		X	X	X			
Hotels and motels	X		X		X	X	X
Hotels, motels, and motor courts		X					
Jewelers, retail			X				
Jewelers, wholesale		X	X				
Laboratories, applied and basic research, within an enclosed building	X						
Laboratories, optical, medical, and dental	X						
Locksmiths	X						
Locksmiths and gunsmiths		X	X				
Mixed-use developments or multi-use developments with a maximum of 30,000 square feet of GFA per floor, per tenant					X	X	X

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**Table 9.101**

**MUDD, UMUD,**

**NS, CC, TOD**

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**TABLE 9.101**

# MUDD & UMUD COMMERCIAL CENTER NEIGHBORHOOD SERVICES TRANSIT ORIENTED DEVELOPMENT

	MUDD & UMUD Districts		CC & NS Districts*		Transit Oriented Development Districts		
	MUDD	UMUD	CC*	NS*	TOD-R	TOD-E	TOD-M
Nurseries and greenhouses, retail and wholesale			X				
Offices, professional, business, and general	X	X	X				
Offices, professional, business, and general with no more than 4 drive-through service windows per use					X	X	X
Offices for public utilities		X					
Office and business uses permitted by right and with prescribed conditions in the B-1 zoning district				X/PC			
Printing and publishing, up to 5,000 square feet			X				
Radio and television stations and offices		X					
Repair or servicing of any article that is permitted in the district, within an enclosed building, up to 5,000 square feet	X						
Repair and servicing of any article, within an enclosed building, the sale of which is permitted in the district			X				
Repair services and associated storage facilities for automobiles, buses, boats, motorcycles, public utility vehicles, and any article that is permitted and sold in the district		X					
Retail sales, including auctions		X					
Retail sales and service establishments, multi-tenant shopping centers, and personal service establishments with less than 30,000 square feet of GFA per tenant, per floor. No drive-through windows or outdoor storage permitted.					X	X	X
Retail sales and service establishments, and personal service establishments with more than 30,000 square feet of GFA per tenant, per floor.					PC	PC	PC
Retail sales permitted in B-1	X/PC						
Retail establishments, shopping centers, and business, personal, and recreational services permitted in B-1.			X				
Retail sales of clothing stores, department stores, furniture stores, home furnishings and office supply stores, automobiles (new and used), trucks, bakeries, food stores; boats, feed, fences and fence materials, packaged fertilizer, motorcycles, pawnshops and second-hand goods.		X					
Shopping centers	X	X					
Showrooms, up to 70,000 square feet	X	X					
Studios for artists, designers, photographers, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental or precious jewelry.	X	X					
Subdivision sales office	X						

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	MUDD & UMUD Districts		CC & NS Districts*		Transit Oriented Development Districts		
	MUDD	UMUD	CC*	NS*	TOD-R	TOD-E	TOD-M
Tattoo establishment		PC			X	X	X
Telecommunications and data storage	X	X					
Theaters, motion picture	X		X				
Wholesale sales and rentals for automobiles, trucks, and utility trailers		X					
<b>INDUSTRIAL USES</b>							
Breweries	PC	PC				PC	PC
Production, manufacturing, storage, warehousing and display uses such as bakery goods, blueprinting and photostating, buildings for the display of sample merchandise, engraving, fabric samples assembling, frozen food lockers, dental, medical and optical laboratories, mail order houses, nurseries and greenhouses, printing and photo processing, sign painting and manufacturing, storage and warehousing related to wholesale sales, entirely within enclosed buildings, excluding truck terminals, crating services, and warehousing.		X					
<b>OTHER USES:</b>							
Accessory shelters	PC	PC					
Beneficial fill site		PC			PC	PC	PC
Bus passenger stations	X	X					
Bus stop shelters	PC	PC	PC		PC	PC	PC
Crematorium, animal		X					
Car washes		PC					
Day labor service agency		PC					
Donation drop-off facility	PC	PC	PC				
Electric and gas substations	PC	PC			PC	PC	PC
Emergency shelter	PC	PC			PC	PC	PC
Highway and railroad right-of-way			X		X	X	X
Homeless shelter	PC	PC					
Indoor recreation	X		X				
Land clearing and inert debris landfills (LCID): off-site		PC					
Mobile Food Vending Service	PC				PC	PC	PC
Off-street parking, as a separate use		PC	PC				
Open air market for sale of fresh food and plants	X	X			X	X	X

**KEY:**

**X - Uses permitted as of Right**

**PC - Uses permitted under Prescribed Conditions**

**\*All uses must be approved**

**Table 9.101**

**MUDD, UMUD,**

**NS, CC, TOD**

**Page 5**

**TABLE 9.101**

# MUDD & UMUD COMMERCIAL CENTER NEIGHBORHOOD SERVICES TRANSIT ORIENTED DEVELOPMENT

	MUDD & UMUD Districts		CC & NS Districts*		Transit Oriented Development Districts		
	MUDD	UMUD	CC*	NS*	TOD-R	TOD-E	TOD-M
Other uses permitted by right and with prescribed conditions in the B-1 zoning district				X/PC			
Outdoor recreation	X		X				
Outdoor fresh produce stands	PC	PC	PC	PC	PC	PC	PC
Outdoor seasonal sales	X		X		PC	PC	PC
Parking decks, structured	X				X	X	X
Parking lots, privately owned, under 1 acre in size					PC	PC	PC
Parking lots, (temporary surface lots), over 1 acre in size					PC	PC	PC
Parks, playgrounds, non-commercial		X			X	X	X
Parks, greenways and arboretums	X		X				
Pet services indoor	X	X	X	X		X	X
Pet services indoor/outdoor	PC	PC	PC	PC		PC	PC
Public utility structures	X	X	PC				
Public utility transmission/distribution lines	X	X	PC				
Pump station	X	X					
Radio, telephone, cellular telephone, television masts, towers, antennae, and similar structures	PC	PC					
Telecommunications and telephone switching facilities	X	X					
Telephone booths	X		X				
Temporary buildings and storage of materials	PC	PC	PC		PC	PC	PC
Transit stations and associated parking facilities	X				X	X	X
Utility and related facilities, such as distribution lines	X				X	X	X
Utility and related facilities, such as distribution lines, telephone repeater stations, and water tanks	X						
<b>ACCESSORY USES &amp; STRUCTURES</b>							
Accessory uses and structures clearly incidental and related to a permitted principal use or structure on a lot	X	X	X		X	X	X
Accessory uses and structures which are permitted in the B-1 zoning district				X/PC			
Crematory, within a cemetery				PC			
Crematory, accessory to a funeral home	PC	PC	PC	PC			

**KEY:**

**X - Uses permitted as of Right**

**PC - Uses permitted under Prescribed Conditions**

**\*All uses must be approved**

**TABLE 9.101**

# MUDD & UMUD COMMERCIAL CENTER NEIGHBORHOOD SERVICES TRANSIT ORIENTED DEVELOPMENT

	MUDD & UMUD Districts		CC & NS Districts*		Transit Oriented Development Districts		
	MUDD	UMUD	CC*	NS*	TOD-R	TOD-E	TOD-M
Drive-in service windows as an accessory to a non-residential principal use	PC in MUDD-O only	PC	PC		PC	PC	PC
Dumpsters, trash handling areas, and service entrances	PC		PC				
Information pillars	PC	PC			PC	PC	PC
Land clearing and inert landfill (LCID): on-site		PC	PC		PC	PC	PC
Outdoor lighting	PC		PC				
Outdoor sales, accessory to a retail establishment	PC in MUDD(CD) only	PC in UMUD(CD) only	PC	PC			
Petroleum storage, underground, accessory to a permitted principal use or building							
Petroleum storage, underground, accessory to a permitted automotive service station	PC	PC	PC				
Satellite dish farm	PC	PC					
Signs, bulletin boards, kiosks, and similar structures that provide historical information, information for noncommercial activities, or space for free use by the public	PC	X			X	X	X
Structured parking decks as an accessory use to the principal use	X						
Vending machines	X						
Vending machines, for cigarettes, candy, soft drinks, and coin-operated laundries, within an enclosed building, as an accessory to the uses permitted in the principal building(s)		X	X		X	X	X
Wireless communications facilities on top of a building or structure					PC	PC	PC

**KEY:**

**X - Uses permitted as of Right**

**PC - Uses permitted under Prescribed Conditions**

**\*All uses must be approved**

**TABLE 9.101****INSTITUTIONAL**

	<b>INST</b>
<b>RESIDENTIAL USES:</b>	
Dormitories	PC
Dwellings, active adult retirement community	PC
<b>INSTITUTIONAL USES:</b>	
Adult care centers	PC
Child care centers	PC
Child care centers, large	PC
Civic, social service, and fraternal facilities	X
Conference centers including facilities for corporate meetings, training, retreats, and other meetings	X
Cultural facilities	X
Elementary and secondary schools	X
Government buildings, up to 300,000 square feet	X
Government buildings, over 300,000 square feet	X
Group homes, up to 10 residents	X
Health institutions	PC
Jails and prisons	PC
Nursing homes, rest homes, homes for the aged, and elderly and disabled housing	PC
Recreation centers	X
Religious institutions	X
Short-term care facilities	PC
Stadiums and arenas	PC
Universities, colleges, and junior colleges	X
Vocational schools	X
<b>OFFICE &amp; BUSINESS USES:</b>	
Bicycle-sharing station	PC
Clinics, medical, dental & optical	X
Clinics, veterinary	X
Eating, Drinking and Entertainment Establishments (Type 1)	PC
Funeral homes	PC
Offices, up to 300,000 square feet	PC
Offices, over 300,000 square feet	PC

**KEY:****X - Uses permitted as of Right****PC - Uses permitted under Prescribed Conditions****\*RE-3 uses must be approved**

**TABLE 9.101****INSTITUTIONAL**

	<b>INST</b>
Retail establishments	PC
Subdivision sales offices	PC
Telecommunications and data storage facility	X
<b>OTHER USES:</b>	
Accessory shelter	PC
Beneficial fill site	PC
Bus stop shelters	PC
Cemeteries	PC
Day labor service agencies	PC
Donation drop-off facility	PC
Emergency shelter	PC
Farms	X
Highways and railroad rights-of-way	X
Homeless shelter	PC
Indoor recreation	X
Land clearing and inert debris (LCID) landfill: off-site	PC
Nonconforming structures and uses	PC
Open space recreational uses	PC
Outdoor fresh produce stands	PC
Outdoor recreation	PC
Outdoor seasonal sales	X
Parks, greenways, and arboretums	X
Public utility structures	PC
Public utility transmission/distribution lines	PC
Radio, telephone, cellular telephone and telephone masts, towers, antennae and similar structures	PC
Temporary buildings and storage of materials	PC
<b>ACCESSORY USES &amp; STRUCTURES</b>	
Accessory uses and structures clearly incidental and related to the permitted principal use or structure on the lot	X
Crematory, within a cemetery	PC
Drive-in windows as accessory to the principal use	PC

**KEY:****X - Uses permitted as of Right****PC - Uses permitted under Prescribed Conditions****\*RE-3 uses must be approved**



**TABLE 9.101**

# INSTITUTIONAL

	<b>INST</b>
Dumpsters, trash handling areas, and service entrances	PC
Fences and walls	X
Guest accommodations at a conference center	PC
Helistops, limited	PC
Land clearing and inert landfill (LCID): on-site	PC
Outdoor lighting	PC
Petroleum storage, accessory to a permitted principal use or building	PC
Satellite dish farm	PC
Vending machines for cigarettes, candy, soft drinks, and coin-operated laundries within an enclosed building as an accessory to the uses in the principal building(s)	PC

**KEY:*****X - Uses permitted as of Right******PC - Uses permitted under Prescribed Conditions******\*RE-3 uses must be approved***

**TABLE 9.101**

# RESEARCH

**Note: The RE-3 zoning district is a Conditional District. All uses must be approved.**

## Research Districts

	RE-1	RE-2	RE-3*
<b>RESIDENTIAL USES:</b>			
Dwellings, attached			X
Dwellings, mixed-use			X
Dwellings, attached and multi-family, up to 12 in a building			X
Dwellings, planned multi-family and attached, or buildings with more than 12 units			X
<b>INSTITUTIONAL USES:</b>			
Adult care centers	PC	PC	PC
Child care centers	PC	PC	PC
Child care centers, large	PC	PC	PC
Civic, social service, and fraternal facilities	X	X	X
Conference centers including facilities for corporate meetings, training, retreats, and other meetings			X
Cultural facilities	X	X	X
Elementary and secondary schools	X	X	X
Governmental buildings	PC	PC	PC
Health institutions, including hospitals and similar uses			X
Nursing homes, rest homes, homes for the aged, and elderly and disabled housing			X
Recreation centers	PC	PC	PC
Religious institutions			X
Stadiums and arenas	PC	PC	PC
Universities, colleges, and junior colleges			X
<b>OFFICE &amp; BUSINESS USES:</b>			
Art galleries			X
Athletic and sports facilities			X
Auction sales of real property and such personal property as is normally located thereon for the purpose of liquidating assets	X	X	X
Barber and beauty shops			X
Bicycle-sharing stations	PC	PC	PC

**KEY:****X - Uses permitted as of Right****PC - Uses permitted under Prescribed Conditions****\*RE-3 uses must be approved****Table 9.101****Research****Page 1**

**TABLE 9.101**

# RESEARCH

**Note: The RE-3 zoning district is a Conditional District. All uses must be approved.**

### Research Districts

	RE-1	RE-2	RE-3*
Childcare centers in a residence			PC
Clinics, medical, dental & optical	X	X	X
Clinics, veterinary	X	X	X
Dry cleaning and laundry establishments			X
Eating, Drinking and Entertainment Establishment (Type 1)	PC	PC	X
Eating, Drinking and Entertainment Establishment (Type 2)			PC
Family childcare homes			X
Florist, retail			X
Financial institutions	X	X	X
Hotels and motels			X
Graphics research and production facilities	X	X	X
Laboratories, applied and basic research	X	X	X
Laboratories, optical, medical, and dental	X	X	X
Laboratories, testing products, and materials	X	X	X
Merchandise showrooms	PC	PC	PC
Offices	PC	PC	X
Printing and publishing establishments	X	X	
Radio and television stations and/or offices	X	X	X
Retail establishments and sales	PC	PC	PC
Structured parking decks			PC
Studios for artists or designers			X
Telecommunications and data storage facility	X	X	
Theaters, motion picture			X
Transit stations and associated parking facilities	X	X	X
Vehicle leasing offices and associated automobile parking	PC	PC	
<b>INDUSTRIAL USES:</b>			
Distribution businesses, including warehousing and repair of items stored in a building	PC	PC	PC
Manufacture of communications equipment and related devices	X	X	X

**KEY:****X - Uses permitted as of Right****PC - Uses permitted under Prescribed Conditions****\*RE-3 uses must be approved****Table 9.101****Research****Page 2**

**TABLE 9.101****RESEARCH****Note: The RE-3 zoning district is a Conditional District. All uses must be approved.****Research Districts**

	<b>RE-1</b>	<b>RE-2</b>	<b>RE-3*</b>
Manufacture of computer equipment and related devices	X	X	X
Manufacture of electronic equipment and related devices	X	X	X
Pharmaceutical preparation and production facilities	X	X	
Prototype production facilities and pilot plants	X	X	
Research uses	X	X	X
<b>OTHER USES:</b>			
Accessory shelter	PC	PC	PC
Bus stop shelters	PC	PC	PC
Day labor service agencies	PC	PC	PC
Donation drop-off facility	PC	PC	PC
Emergency shelter	PC	PC	PC
Farms	X	X	X
Highways and railroad rights-of-way	X	X	X
Indoor recreation	X	X	X
Open space recreational uses	PC	PC	PC
Outdoor fresh produce stands	PC	PC	PC
Outdoor recreation	PC	PC	PC
Outdoor seasonal sales	PC	PC	PC
Parks, greenways, and arboretums	X	X	X
Public utility structures	PC	PC	PC
Public utility transmission/distribution lines	PC	PC	PC
Radio, telephone, cellular telephone and telephone masts, towers, antennae and similar structures	PC	PC	PC
Repair or servicing of any article, the sale of which is permitted in the district,	PC	PC	PC
Temporary buildings and storage of materials	PC	PC	PC
Utility and related facilities such as distribution lines, telephone repeater stations and water storage tanks	PC	PC	PC
<b>ACCESSORY USES &amp; STRUCTURES</b>			
Accessory uses and structures clearly incidental and related to the permitted principal use or structure on the lot, except that outdoor storage will not be allowed	X	X	X

**KEY:****X - Uses permitted as of Right****PC - Uses permitted under Prescribed Conditions****\*RE-3 uses must be approved****Table 9.101****Research****Page 3**

**TABLE 9.101**

# RESEARCH

**Note: The RE-3 zoning district is a Conditional District. All uses must be approved.**

### Research Districts

	<b>RE-1</b>	<b>RE-2</b>	<b>RE-3*</b>
Beneficial fill site	PC	PC	PC
Drive-in and drive-through service lanes/windows	PC	PC	PC
Dumpsters, trash handling areas, and service entrances	PC	PC	PC
Fences and walls	X	X	X
Helistops, limited	PC	PC	PC
Land clearing and inert landfill (LCID): on-site	PC	PC	PC
Manager's residence quarters, one dwelling unit per development or project, limited to 1,200 square feet of heated area	PC	PC	PC
Mobile food vending service	PC	PC	PC
Outdoor sales, accessory to a retail establishment			PC
Outdoor lighting	PC	PC	PC
Petroleum storage, accessory to a permitted principal use or building	PC	PC	PC
Satellite dish farm	PC	PC	
Satellite dishes and towers	PC	PC	PC
Security gate or station	X	X	X
Structured parking decks	PC	PC	PC
Vending machines for cigarettes, candy, soft drinks, and coin-operated laundries within an enclosed building as an accessory to the uses in the principal building(s)	PC	PC	PC

**KEY:****X - Uses permitted as of Right****PC - Uses permitted under Prescribed Conditions****\*RE-3 uses must be approved****Table 9.101****Research****Page 4**

**TABLE 9.101**

# OFFICE BUSINESS

	<i>Office Districts</i>			<i>Business Districts</i>			
	<b>O-1</b>	<b>O-2</b>	<b>O-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-D</b>	<b>BP</b>
<b>RESIDENTIAL USES:</b>							
Bed and breakfasts (B & B's)	PC	PC	PC	PC	PC		
Boarding houses	PC	PC	PC	PC	PC		
Dormitories	PC	PC	PC	PC	PC		
Dwellings, active adult retirement community	PC	PC	PC	PC	PC		PC
Dwellings, attached (duplex only)	X	X	X	X	X		
Dwellings, attached (triplex and quadraplex only)	X	X	X	X	X		
Dwellings, detached	X	X	X	X	X		
Dwellings, duplex	X	X	X	X	X		
Dwellings, mixed use	PC	PC	PC	PC	PC		
Dwellings, triplex and quadraplex	X	X	X	X	X		
Dwellings, multifamily and attached, up to 12 in a building	X	X	X	X	X		
Dwellings, planned multi-family, and attached or buildings with more than 12 units	PC	PC	PC	PC	PC		
Equestrian oriented subdivision	PC	PC	PC	PC	PC	PC	PC
Single room occupancy (SRO) residences	PC	PC	PC	PC	PC		
<b>INSTITUTIONAL USES:</b>							
Adult care centers	PC	PC	PC	PC	PC	PC	PC
Adult care homes	PC	PC	PC	PC	PC		
Armories	X	X	X		X		
Child care centers	PC	PC	PC	PC	PC	PC	
Child care centers in a residence	PC	PC	PC	PC	PC		
Child care centers, large	PC	PC	PC	PC	PC	PC	
Civic, social service, and fraternal facilities	X	X	X	X	X		
Cultural facilities	X	X	X	X	X		X
Elementary and secondary schools	X	X	X	X	X		
Family childcare home	PC	PC	PC	PC	PC		
Government buildings, up to 100,000 square feet				X	X	X	X
Government buildings, up to 300,000 square feet	X	X	X		X	X	X
Government buildings, over 300,000 square feet	PC	PC	PC		PC	PC	PC
Group homes, up to 10 residents	X	X	X	X	X	X	X
Health institutions	X	PC	X	X	X		
Jails and prisons	PC	PC	PC	PC	PC	PC	PC
Nursing homes, rest homes, and homes for the aged	PC	PC	PC	PC	PC		PC
Orphanages, children homes, and similar non-profit institutions	PC	PC	PC	PC	PC	PC	PC
Recreation centers, up to 30,000 square feet				X	X	X	X
Religious institutions	X	X	X	X	X		
Short-term care facilities	PC	PC	PC		PC		
Stadiums and arenas, up to 5,000 seats					PC		
Universities, colleges, and junior colleges	X	X	X	X	X		
Vocational schools, within an enclosed building	X	X	X	X	X		X
<b>OFFICE &amp; BUSINESS USES:</b>							
Amusement, commercial, outdoor					X		
Auction sales					X		
Automobile service stations, including minor adjustments, repair, and lubrication				X	X		X
Automobiles, truck and utility trailer rental					X		
Automotive repair garages, including engine overhaul, body, and paint shops, and similar operations					X		
Automotive sales and repairs, including tractor-trucks, but not accompanying trailer units					X		
Bakeries, retail, including manufacture of goods for sale on premise				X	X		X
Bakeries, small scale, retail and wholesale, including manufacture of goods on premise, up to 2,500 square feet				PC			
Bakeries, wholesale, including manufacturing of goods on premise, up to 5,000 square feet					X		X

**KEY:**

**X - Uses permitted as of Right**

**PC - Uses permitted under Prescribed Conditions**

**TABLE 9.101**

# OFFICE BUSINESS

	<i>Office Districts</i>			<i>Business Districts</i>			
	<b>O-1</b>	<b>O-2</b>	<b>O-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-D</b>	<b>BP</b>
Bakeries, wholesale						X	X
Barber and beauty shops	X	X	X	X	X		X
Bicycle-sharing stations	PC	PC	PC	PC	PC	PC	PC
Boarding stables					PC		
Boat and ship sales, and repairs					X		
Building maintenance services					X		
Building material sales, retail					PC		
Building material sales, wholesale						PC	
Car washes				PC	X		
Catalog and mail order houses					X		
Clinics, medical, dental, and optical	X	X	X	X	X		X
Clinics, veterinary	X	X	X	X	X		
Commercial rooming houses				PC	PC		PC
Conference centers, convention centers and halls, exhibit halls, merchandise marts and similar uses					PC		
Contractor offices and accessory storage, excluding storage of construction equipment and vehicles.					X	X	X
Crematory facilities					PC		
Distributive businesses, including warehousing in a single building.						X	X
Dry cleaning and laundry establishments, up to 4,500 square feet				X	X		X
Dry cleaning and laundry establishments, up to 10,000 square feet					X		
Eating, Drinking and Entertainment Establishments (Type1), except for drive-in services as a principal use	PC	PC	PC	X	X	X	X
Eating, Drinking and Entertainment Establishments (Type2)	PC	PC	PC	PC	PC	PC	PC
Eating, Drinking and Entertainment Establishments (Type 1) with drive-in service as a principal use					X		
Engraving establishments					X		
Equipment rental and leasing establishments					X		
Equipment rental and leasing establishments, within an enclosed building				X	X		
Fabric sample assembly establishments					X		
Fences and fence materials, retail sales					X		
Fences and fence material, retail sales within an enclosed building				X	X		
Financial institutions up to 70,000 square feet				X			
Financial institutions, up to 300,000 square feet	X	X	X		X	X	X
Financial institutions more than 300,000 square feet	PC	PC	PC		PC	PC	PC
Florists, retail				X	X		X
Florists, wholesale					X	X	X
Funeral homes and embalming	X	X	X	X	X		
Graphics research and production facilities							X
Hotels and motels	PC	PC	PC		X	X	X
Indoor Training and Shooting Facilities					PC		
Jewelers, retail				X	X		X
Jewelers, wholesale					X	X	X
Laboratories, applied and basic research, within an enclosed building	X	X	X		X	X	X
Laboratories, optical, medical, and dental	X	X	X	X	X	X	X
Locksmiths and gunsmiths				X	X		X
Manufactured housing sales and repair					X		
Manufacturer's representatives offices, repair, and service facility							X
Marinas, commercial				PC	PC		
Merchandise showrooms, including warehousing in a single building							X
Neighborhood food and beverage services				X	X	X	X
Nurseries and greenhouses, retail and wholesale				X	X		
Offices, up to 100,000 square feet				X	X	X	X
Offices, up to 300,000 square feet	X	X	X		X	X	X
Offices, more than 300,000 square feet	PC	PC	PC		PC	PC	PC
Office establishments in multi-family buildings	PC	PC	PC				
Orthotics - prosthetics facilities	PC	PC	PC	PC	PC	PC	PC
Pest control and disinfecting services					X		

**Table 9.101**  
**Office**  
**Business**  
**Page 2**

**KEY:**

**X - Uses permitted as of Right**

**PC - Uses permitted under Prescribed Conditions**

**TABLE 9.101**

# OFFICE BUSINESS

	<i>Office Districts</i>			<i>Business Districts</i>			
	<b>O-1</b>	<b>O-2</b>	<b>O-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-D</b>	<b>BP</b>
Post offices	X	X	X	X	X	X	X
Printing and publishing up to 5,000 square feet				X	X	X	X
Printing and publishing up to 100,000 square feet					X	X	X
Printing and publishing over 100,000 square feet							X
Radio and television stations and/or offices	X	X	X	X	X	X	X
Repair or servicing of any article within an enclosed building, the sale of which is permitted in the district				X	X	X	X
Repair or servicing of any article, the sale of which is permitted in the district					X		
Research uses within an enclosed building							X
Retail and shopping centers, personal and recreational services, up to 10,000 square feet				X	X		X
Retail and shopping centers, personal and recreational services, except for uses permitted only in the B-2 district, up to 100,000 square feet				X	X		
Retail and shopping centers, personal and recreational services, up to 100,000 square feet on a lot					X		
Retail establishments in multi-family buildings	PC	PC	PC				
Retail establishments in office buildings	PC	PC	PC				
Riding academies					PC		
Showrooms, up to 25,000 square feet						X	X
Showrooms, up to 70,000 square feet					X		
Sign painting, exclusive of manufacture					X		
Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood, leather crafts, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry	X	X	X	X	X		
Subdivision sales offices	X	X	X	X	X	X	X
Tattoo establishment				X	X	X	X
Telecommunications and data storage facility	X	X	X	X	X	X	X
Tire recapping and retreading					X		
Theaters, motion picture					X		
Wholesale sales and related storage and warehousing within an enclosed building, excluding truck terminals					X	X	X
<b>INDUSTRIAL USES:</b>							
Manufacture or assembly of:							
Aircraft component parts							X
Bakery products						X	
Beverages, excluding alcohol beverages						X	
Candy and confectionary products						X	
Communications equipment							X
Computer and office equipment							X
Dairy products						X	
Electrical components and accessories							X
Electrical lighting and wiring equipment							X
Electronic equipment							X
Furniture and fixtures							X
Grain mill products						X	
Household appliances							X
Household audio and visual equipment							X
Industrial machinery							X
Measuring and controlling devices							X
Meat products, excluding slaughtering and dressing						X	
Medical instruments and supplies							X
Musical instruments							X
Ophthalmic goods							X

**KEY:**

**X - Uses permitted as of Right**

**PC - Uses permitted under Prescribed Conditions**



**TABLE 9.101**

# OFFICE BUSINESS

	<i>Office Districts</i>			<i>Business Districts</i>			
	<b>O-1</b>	<b>O-2</b>	<b>O-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-D</b>	<b>BP</b>
Pens, pencils, office and art supplies							X
Pharmaceuticals							X
Preserved fruits and vegetable products						X	
Pumps							X
Search and navigation equipment							X
Toys and sporting goods							X
Watches, clocks, watch cases and parts							X
Wire products							X
Other similar uses							X
Warehousing, within an enclosed building						X	
Warehousing, excluding "mini-warehousing"							X
<b>OTHER USES:</b>							
Accessory shelter	PC	PC	PC	PC	PC	PC	PC
Adult establishments					PC		
Beneficial fill sites	PC	PC	PC	PC	PC	PC	PC
Bus and train terminals				X	X		
Bus stop shelters	PC	PC	PC	PC	PC	PC	PC
Cemeteries	PC	PC	PC	PC	PC	PC	
Construction and demolition (C & D) landfills				PC	PC	PC	PC
Crematorium, animal	X	X	X	X	X		
Day labor service agency	PC	PC	PC	PC	PC	PC	PC
Donation drop-off facility	PC	PC	PC	PC	PC	PC	PC
Emergency shelters	PC	PC	PC	PC	PC	PC	PC
Farms	X	X	X	X	X	X	X
Highways and railroad rights-of-way	X	X	X	X	X	X	X
Homeless shelter					PC	PC	PC
Indoor recreation	X	X	X	X	X		X
Indoor recreation in multi-family buildings	PC	PC	PC				
Land clearing and inert debris (LCID): off-site	PC	PC	PC	PC	PC	PC	PC
Mobile Food Vending Service				PC	PC		
Nonconforming structures and uses	PC	PC	PC	PC	PC	PC	PC
Open space recreational uses	PC	PC	PC	PC	PC	PC	PC
Off-street parking				PC	PC		PC
Off-street parking for business, office and industrial uses	PC	PC	PC	PC	PC		PC
Outdoor fresh produce stands	PC	PC	PC	PC	PC	PC	PC
Outdoor recreation	PC	PC	PC	PC	PC	PC	PC
Outdoor seasonal sales	X	X	X	X	X	X	X
Parks, greenways, and arboretums	X	X	X	X	X	X	X
Pet services indoor				X	X		
Pet services indoor/outdoor				PC	PC		
Public utility structures	PC	PC	PC	PC	PC	PC	PC
Public utility transmission/distribution lines	PC	PC	PC	PC	PC	PC	PC
Radio, telephone, cellular telephone, television masts, towers, antennae, and similar structures	PC	PC	PC	PC	PC	PC	PC
Recycling centers, drop-off				X	X	X	X
Telephone booths	X	X	X	X	X	X	X
Temporary buildings and storage of materials	PC	PC	PC	PC	PC	PC	PC
<b>ACCESSORY USES &amp; STRUCTURES</b>							
Accessory uses and structures clearly incidental and related to a permitted principal use or structure on a lot	X	X	X	X	X	X	X
Customary home occupations	PC	PC	PC	PC	PC		
Crematory, within cemetery	PC	PC	PC	PC	PC	PC	
Crematory, accessory to a funeral home	PC	PC	PC	PC	PC		
Drive-in service windows as an accessory to a principal use	PC	PC	PC	PC	PC		PC
Dumpsters, trash handling areas, and service entrances	PC	PC	PC	PC	PC	PC	PC
Dwelling, Accessory Unit	PC	PC	PC	PC	PC		
Fences and walls	X	X	X	X	X	X	X
Helistops, limited	PC	PC	PC	PC	PC	PC	PC
Land clearing and inert landfill (LCID): on-site	PC	PC	PC	PC	PC	PC	PC

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**TABLE 9.101**

**OFFICE  
BUSINESS**

	<i>Office Districts</i>			<i>Business Districts</i>			
	<b>O-1</b>	<b>O-2</b>	<b>O-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-D</b>	<b>BP</b>
Manager's residence quarters, one dwelling unit per development or project, limited to 1,200 heated square feet						PC	PC
Marinas, accessory to a residential use				PC	PC	PC	PC
Marinas	PC	PC	PC				
Outdoor lighting	PC	PC	PC	PC	PC	PC	PC
Outdoor sales, accessory to a retail establishment				PC in B-1(CD) only	PC in B-2(CD) only		
Outdoor seasonal fresh produce stands				PC	PC		
Outdoor storage of any materials, stock, or equipment				PC	PC	PC	PC
Petroleum storage, accessory to a permitted use or structure	PC	PC	PC	PC	PC	PC	PC
Petroleum storage, underground, accessory to a permitted automotive service station				PC	PC		
Private kennels	PC	PC	PC	PC	PC	PC	PC
Private stables	PC	PC	PC	PC	PC	PC	PC
Satellite dish farm	PC	PC	PC	PC	PC	PC	PC
Vending machines, out-of-doors					PC		
Vending machines for cigarettes, candy, soft drinks, and coin-operated laundries located within an enclosed building, as an accessory to the uses permitted in the principal building(s)	X	X	X	X	X	X	X

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**TABLE 9.101**

# URBAN INDUSTRIAL INDUSTRIAL

**Urban Industrial & Industrial Districts**

	<b>U-1</b>	<b>I-1</b>	<b>I-2</b>
<b>INSTITUTIONAL USES:</b>			
Adult care centers		PC	PC
Armories for meetings and training of military organizations		X	X
Child care centers	PC	PC	
Child care centers, large		PC	
Civic, social service, and fraternal facilities		X	X
Cultural facilities, and buildings for music and drama with more than 1000 seats	PC		
Government buildings, up to 100,000 square feet		X	X
Government buildings, up to 400,000 square feet		X	
Government buildings over 400,000 square feet		PC	
Jails and prisons		PC	PC
Post offices		X	X
Recreation centers, up to 30,000 square feet		X	X
Religious institutions		X	X
Short-term care facilities	PC	PC	
Stadiums, up to 5,000 seats		PC	PC
Stadiums and coliseums with more than 5,000 seats	PC		
Universities, colleges and junior colleges		PC	PC
Vocational schools		X	X
<b>OFFICE &amp; BUSINESS USES:</b>			
Adult establishment		PC	PC
Amusement, commercial, outdoor		X	X
Auction sales		X	X
Automobile service stations		X	X
Automobile and truck service and repair	X		
Automobiles, truck and utility trailer rental		X	X
Automotive repair garages		X	X
Automotive sales and repairs, including tractor-trucks and accompanying trailer units		X	
Bakeries, retail and wholesale		X	X
Barber and beauty shops		X	X
Bicycle-sharing stations	PC	PC	PC
Boat and ship sales and repairs		X	
Building maintenance services		X	X
Building material sales, retail and wholesale		X	X
Car washes		X	X
Catalog and mail order houses		X	X
Clinics, medical, dental, and optical		X	X
Clinics, veterinary		X	X
Conference centers, convention centers and halls, exhibit halls, merchandise marts, and similar uses.		PC	
Commercial rooming houses	PC	PC	
Contractor offices and accessory storage			PC
Contractor offices and accessory storage, excluding construction equipment storage		X	X
Crematory facilities		PC	PC
Distributive businesses		X	X
Dry cleaning and laundry establishments		X	X
Eating, Drinking and Entertainment Establishments (Type 1) operated by an employer on the site for the convenience of his employees only	X		
Eating, Drinking and Entertainment Establishments (Type 1) with or without drive-in service as a principal use		X	X
Eating, Drinking and Entertainment Establishments (Type 2) with or without drive-in service as a principal use		PC	PC
Engraving		X	X
Equipment rental and leasing		PC	PC
Fabric sample assembly		PC	PC
Fences and fence materials, retail and wholesale sales		X	X
Financial institutions, up to 25,000 square feet		X	X
Financial institutions, up to 70,000 square feet		X	

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**TABLE 9.101**

# URBAN INDUSTRIAL INDUSTRIAL

***Urban Industrial & Industrial Districts***

	<b>U-1</b>	<b>I-1</b>	<b>I-2</b>
Flea market establishments with more than 70,000 square feet of enclosed space		PC	
Florist, retail and wholesale		X	X
Graphics research and production		X	X
Hotels and motels		X	
Hotels and motels, expansion of existing non-conforming use			PC
Indoor Training and Shooting Facilities		PC	PC
Laboratories, applied and basic research	X	X	X
Laboratories, optical, medical, and dental	X	X	X
Laboratories, testing of products, manufacture, processes or fabrication	X	X	X
Locksmiths and gunsmiths		X	X
Manufactured housing sales		X	
Manufactured housing repair		X	X
Manufacturer's representatives, including offices, repair, and service facilities		X	X
Merchandise showrooms, including warehousing in a single building		X	X
Nurseries and greenhouses, retail and wholesale		PC	PC
Offices, up to 100,000 square feet	X	X	X
Offices, up to 400,000 square feet	X	X	
Offices, over 400,000 square feet	X	PC	
Orthotics - prosthetics facilities		X	X
Personal services banks, and day care centers operated by an employer on the site for the convenience and use of his employees only	X		
Pest control and disinfecting services		X	X
Photoprocessing	X		
Printing, blueprinting, and publishing	X	X	X
Radio and television stations and/or offices		X	X
Repair of any goods, equipment, or vehicles, the manufacture, assembly or sales of which are permitted in the district		X	X
Retail establishments, shopping centers, and business, personal, and recreational services, up to 25,000 square feet		X	X
Retail establishments, shopping centers, and business, personal, and recreational services, up to 70,000 square feet		X	
Retail sales, excluding warehousing or freight forwarding	X		
Showrooms, up to 25,000 square feet	X		
Showrooms, up to 70,000 square feet		X	X
Sign painting, exclusive of manufacture		X	X
Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry		X	X
Subdivision sales offices		X	X
Tattoo establishment	X	X	X
Telecommunications and data storage facility	X	X	X
Theaters, motion picture		X	
Theaters, motion picture, drive-in			X

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**TABLE 9.101**

# URBAN INDUSTRIAL INDUSTRIAL

**Urban Industrial & Industrial Districts**

	<b>U-1</b>	<b>I-1</b>	<b>I-2</b>
Wholesale sales establishments		X	X
Wholesale sales establishments, excluding warehousing or freight forwarding	X		
<b>INDUSTRIAL USES:</b>			
Abattoirs			PC
Agricultural industries			PC
<b>Assembly or fabrication of previously manufactured parts, including but not limited to the following:</b>			
Apparel and other textile products		X	X
Electronic and other electric equipment, except electrical generator and distribution equipment		X	X
Fabric samples		X	X
Furniture and fixtures		X	X
Industrial machinery and equipment		X	X
Instruments and related products		X	X
Leather and leather products, excluding tanning or curing of hides		X	X
Lumber and wood products		X	X
Paper and allied products		X	X
Plastic and rubber products		X	X
Metal products		X	X
Transportation equipment		X	X
Other similar uses		X	X
Foundries			X
Junk yards			PC
<b>Light manufacturing or assembly uses which do not create any more danger to health and safety in surrounding areas and which do not create any more offensive noise, vibration, smoke, dust, lint, odor, heat or glare, than that which is generally associated with light industries of the types specifically permitted below:</b>			
Aircraft components	X		
Appliances	X		
Bakery products	X		
Candy	X		
Cosmetics	X		
Dairy products	X		
Drafting instruments	X		
Electrical devices	X		
Electronic equipment, excluding heavy equipment such as used for electrical power generation.	X		
Firearms	X		
Fruit and vegetable processing and canning	X		
Furniture, cabinets, baskets, and other light wood products	X		
Machines and parts	X		
Meat and poultry products, excluding slaughtering	X		
Mechanical devices	X		
Medical and dental equipment	X		
Meters and metering equipment	X		
Musical instruments	X		
Office machines	X		
Optical instruments	X		
Pharmaceuticals	X		
Photographic equipment	X		
Printing and finishing of textiles and fibers into fabric goods	X		
Pumps	X		
Tools, dies, machinery and hardware products	X		
Toys	X		

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**TABLE 9.101**

# URBAN INDUSTRIAL INDUSTRIAL

***Urban Industrial & Industrial Districts***

	<b>U-1</b>	<b>I-1</b>	<b>I-2</b>
Vending machines	X		
Watches, clocks, watch cases and parts	X		
Wire products	X		
Lumber mills and storage yards			PC
<b><i>Manufacture (light) of:</i></b>			
Bakery products		PC	PC
Batteries		PC	PC
Beverages, excluding alcoholic beverages		PC	PC
Boat and ship building		PC	PC
Brooms and brushes		PC	PC
Burial caskets		PC	PC
Candy and confectionery products		PC	PC
Cigarettes, cigars and chewing tobacco		PC	PC
Communications equipment		PC	PC
Computer and office equipment		PC	PC
Costume jewelry and notions		PC	PC
Dairy products		PC	PC
Electrical components and accessories		PC	PC
Electrical lighting and wiring equipment		PC	PC
Electronic equipment		PC	PC
Fabricated metal products, excluding use of blast furnaces or drop forges		PC	PC
Grain mill products		PC	PC
Household appliances		PC	PC
Household audio and visual equipment		PC	PC
Ice		PC	PC
Jewelry, silverware and plated ware		PC	PC
Measuring and controlling devices		PC	PC
Meat products, excluding slaughtering and dressing		PC	PC
Medical instruments and supplies		PC	PC
Musical instruments		PC	PC
Ophthalmic goods		PC	PC
Pens, pencils, office and art supplies		PC	PC
Pharmaceuticals		PC	PC
Plastic products, fabricated from previously prepared plastic materials		PC	PC
Preserved fruit and vegetable products		PC	PC
Pumps		PC	PC
Search and navigation equipment		PC	PC
Signs		PC	PC
Toys and sporting goods		PC	PC
Watches, clocks, watch cases and parts		PC	PC
Other similar uses		PC	PC
<b><i>Manufacture (heavy) of:</i></b>			
Abrasive and asbestos products			PC
Aircraft and parts			PC
Agricultural chemicals			PC
Alcoholic beverages			PC
Asphalt paving and roofing materials			PC
Brick, tile and clay products			PC
Chemical manufacture, refining, and processing			PC
Concrete, gypsum, and plaster products			PC
Construction and related machinery			PC
Cut stone and stone products			PC
Electrical distribution equipment			PC
Electrical industrial apparatus			PC
Engines and turbines			PC
Fabricated metal products			PC

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**TABLE 9.101**

# URBAN INDUSTRIAL INDUSTRIAL

*Urban Industrial & Industrial Districts*

	<b>U-1</b>	<b>I-1</b>	<b>I-2</b>
Farm and garden machinery			PC
Fats and oils processing			PC
Furniture and fixtures			PC
Glass and glassware			PC
Guided missiles, space vehicles, etc.			PC
Industrial machinery			PC
Leather tanning			PC
Manufactured housing			PC
Meat products, including slaughtering and dressing			PC
Motor vehicles and equipment			PC
Motorcycles and parts			PC
Ordnance and accessories			PC
Paper and allied products			PC
Petroleum and coal products			PC
Plastic and rubber products			PC
Railroad equipment			PC
Refrigerator and service machinery			PC
Sugar refining			PC
Textile mill products			PC
Tires and inner tubes			PC
Wire products			PC
Other similar uses			PC
Medical waste disposal facilities as a principal use			PC
Petroleum storage facilities, 200,000 gallons or less		PC	PC
Petroleum storage facilities, more than 200,000 gallons			PC
Power generation plants			X
Prototype production facilities and pilot plants		X	X
Railroad freight yards, marshalling yards, and repair shops			X
Recycling centers, including drop-off		X	X
Research uses		X	X
Solid waste transfer station			PC
Tire recapping and retreading		PC	PC
Truck stops			X
Truck terminals			X
Utility operations centers			X
Warehousing			X
Warehousing, within an enclosed building		X	X
Waste incinerators, excluding medical waste incinerators			PC
<b>OTHER USES:</b>			
Accessory shelter	PC	PC	PC
Airports			X
Beneficial fill site	PC	PC	PC
Buildings in excess of 40' in height	PC		
Bus stop shelters		PC	PC
Bus and train terminals		X	X
Cemeteries		PC	PC
Construction and demolition (C & D) landfills			PC
Crematorium, animal		X	X
Day labor service agencies		PC	
Demolition landfills, as a major special use permit		PC	PC
Donation drop-off facility		PC	PC
Emergency shelter	PC	PC	PC
Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths, and the like for normal electrical power distribution or communication service, and pipelines or conduits for electrical, gas, sewer, or water service.	X		

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**TABLE 9.101**

# URBAN INDUSTRIAL INDUSTRIAL

**Urban Industrial & Industrial Districts**

	<b>U-1</b>	<b>I-1</b>	<b>I-2</b>
Farms		X	X
Heliports and helistops, limited	PC	X	X
Heliports and helistops, unlimited			X
Highway and railroad right of way		X	X
Homeless shelter	PC	PC	
Indoor recreation		X	X
Land clearing and inert debris landfill (LCID): off-site	PC	PC	PC
Mobile Food Vending Services		PC	PC
Nonconforming structures and uses		PC	PC
Open space recreational uses		PC	PC
Off-street parking	X	PC	PC
Outdoor fresh produce stands	PC	PC	PC
Outdoor recreation		PC	PC
Outdoor seasonal sales	X	X	X
Parks, greenways, and arboretums		X	X
Pet services indoor		X	X
Pet services indoor/outdoor		PC	PC
Public utility structures		PC	PC
Public utility transmission/distribution lines		PC	PC
Quarries			PC
Raceways and dragstrips		PC	PC
Radio, telephone, cellular telephone, telephone masts, towers, antennae, and similar structures		PC	PC
Sanitary landfills			PC
Satellite dish farm			PC
Telephone booths		X	X
Temporary buildings and storage of materials		PC	PC
<b>ACCESSORY USES &amp; STRUCTURES</b>			
Accessory uses and structures clearly incidental and related to the principal use or structure on a lot		X	X
Child care centers, as an accessory use or structure			X
Child care centers, large, as accessory use or structure			X
Crematory, within a cemetery		PC	PC
Drive-in service windows, as an accessory to a principal structure		PC	PC
Dumpsters, trash handling areas, and service entrances		PC	PC
Fences and walls		X	X
Land clearing and inert landfill (LCID): on-site	PC	PC	PC
Manager's residence quarters		PC	PC
Outdoor lighting		PC	PC
Overnight camping area		PC	
Private kennels		PC	PC
Private stables		PC	PC
Storage of goods used in or produced by permitted industrial uses or related activities, subject to applicable district regulations	X		
Petroleum storage, accessory to a permitted use or structure		PC	PC
Petroleum storage, underground, accessory to permitted automotive stations		PC	PC
Satellite dish farm	PC	PC	PC
Vending machines for cigarettes, candy, soft drinks, and coin-operated laundries located within an enclosed building as an accessory to the uses in the principal building		X	X
Vending machines, outdoors		X	X

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