

# SUMMARY: Park Hill Development Overlay (PHDO)

## OVERLAY AREA REGULATING PLAN



## BASE ZONING

- Proposed new zone: Commercial Park Hill District (C-PH)
- See end of this document for allowable use table
- C-PH allows a mix of uses on each lot
- Special Use Permits NOT allowed within the PHDO
- Neighborhood Transition Areas: parcels adjacent to the Mixed-Use Character Area that are identified on the Regulating Plan as Neighborhood Transition may not be used for surface parking lot as a primary use. If commercial surface parking is desired and permitted by base zoning, the following criteria must be followed:
  - Residential liner of townhomes or other small lot residential shall be built along the neighborhood edge to transition the surface lot into the neighborhood
  - Entrances to surface lot will not have driveways facing Pine Street or Cypress Street
  - Any frontage along east-west streets will use appropriate street screening

## APPLICABILITY MATRIX

### PHDO Section Applicability for Commercial Use

If the gray area is dotted, it means that the ENTIRE section should be reviewed.

		PHDO Sections										
		3	4	4.1a	4.1c	4.2bii	5	6	7	7.3	7.8	8
Commercial	Change of Use/Expansion of Existing Use	•			•							
	Addition/Expansion of Existing Building	•	•				•	•	•			•
	Addition ≤10 Parking Spaces			•	•	•						
	Addition >10 Parking Spaces			•	•	•				•	•	
	New Construction	•	•				•	•	•			•

Commercial – retail, office, restaurant, lodging, mixed-use building, apartment/multi-family building (5 or more units per lot), and live-work units

### PHDO Section Applicability for Residential Use

		PHDO Sections								
		3	4	4.1c	5	6	7	7.1	7.2	8
Residential	Change of Use/Expansion of Existing Use	•		•						
	Remodel of Existing Building				•					
	Addition/Expansion of Existing Building	•	•		•			•	•	
	New Construction	•	•		•			•	•	•

Residential – single-family, attached and detached; duplex, 2 units per lot; and mansion home buildings, 3-4 units per lot

### PHDO Section Applicability by Type of Review

Type of Review	PHDO Sections														
	2.2 bi	3	4	4.1a	4.1b	4.2b	4.2c	5	6	7	7.2	7.3	7.7	7.8	8
Subdivision Plan	•	•							•		•	•	•	•	•
Site Plan Review	•	•	•					•		•					•
Building Permit				•	•	•	•	•							

### PHDO Sections KEY

Only the subsections highlighted above are listed in this key. Use the page numbers below to find all subsections.

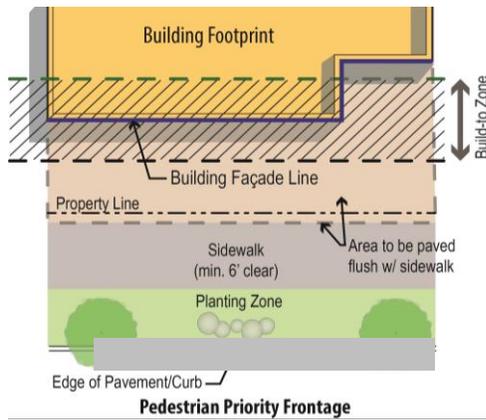
2.2bi	Lot Standards	5	<b>Building Design Standards</b>
3	<b>Permitted Use Criteria</b>	6	<b>Street Design Standards</b>
4	<b>Building Form &amp; Site Development Standards</b>	7	<b>Streetscape and Landscape Standards</b>
4.1	General Character	7.1	Sidewalks
4.1a	Building Frontage	7.2	Street Trees and Streetscape
4.1.b	Treatment of Street Intersections/Corner Buildings	7.3	Screening Standards
4.1c	Parking and Service Access	7.7	Utilities
4.2	Mixed-Use Districts:	7.8	Parking Lot Landscaping
4.2b	Building Placement	8	<b>Open Space Standards</b>
4.2bii	Building Frontage		
4.2c	Building Height		

## BUILDING FORM AND SITE DEVELOPMENT STANDARDS

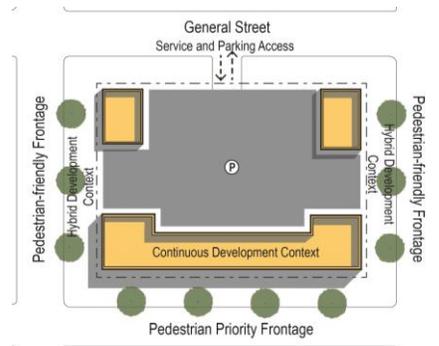
Applies to: All additions, all new construction.

### Building Frontage

- Standards are applied based on frontage type (see Regulating Plan, pg. 1)
  - Pedestrian Priority Frontage – highest quality standards for pedestrian-oriented building design
  - Pedestrian Friendly Frontage – balances pedestrian-oriented building design standards, while accommodating some service and parking functions
  - General Frontage – which mainly accommodates service, utilities, and parking functions



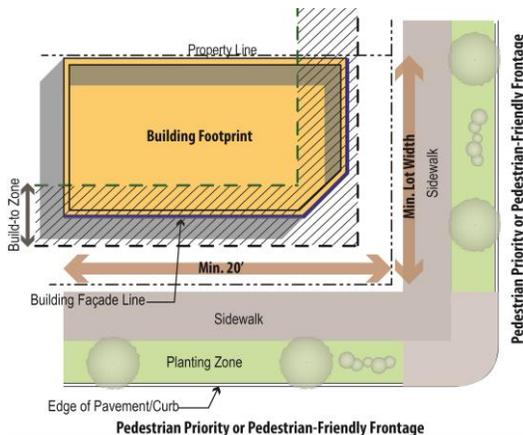
*Illustration showing requirements along Pedestrian Priority Frontages*



*Graphic Illustrating the Application of Street Type Designation Based on the Development Context*

### Street Intersections

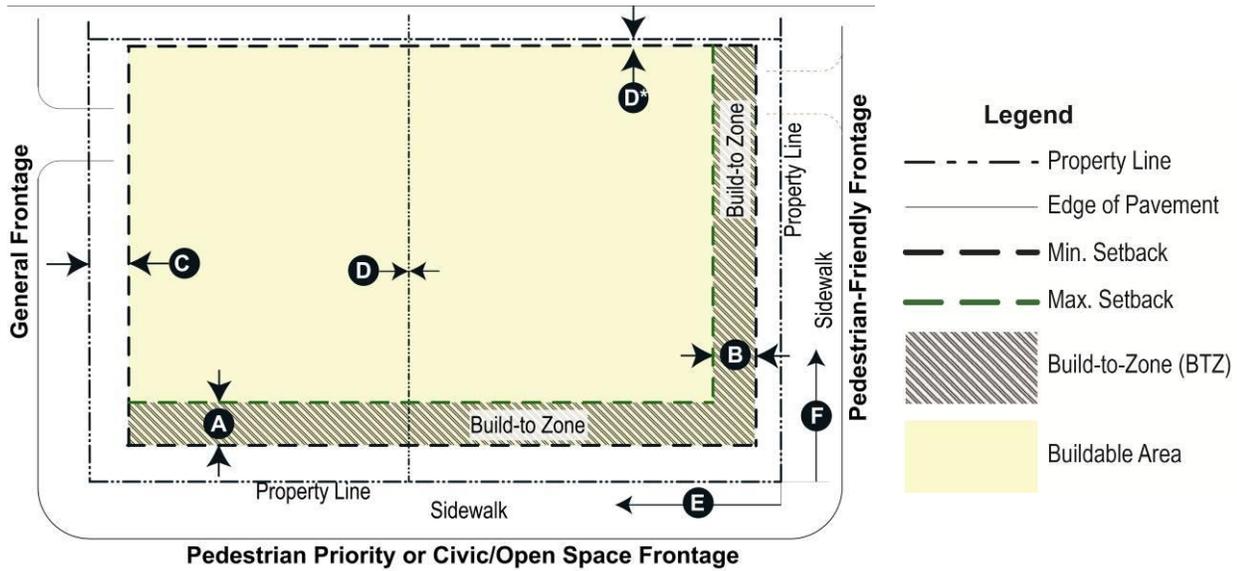
- Corner building street facades along intersections of Ped Priority and Ped Friendly Frontages built to BTZ (Build-To Zone) for a minimum of 20' from the intersection, or the width of the corner lot, whichever is less.
- Applies to all three types of street frontage.
- Corner building height may exceed maximum building height by 25% along no more than 20% of building frontage of each street.



## Parking and Service Access

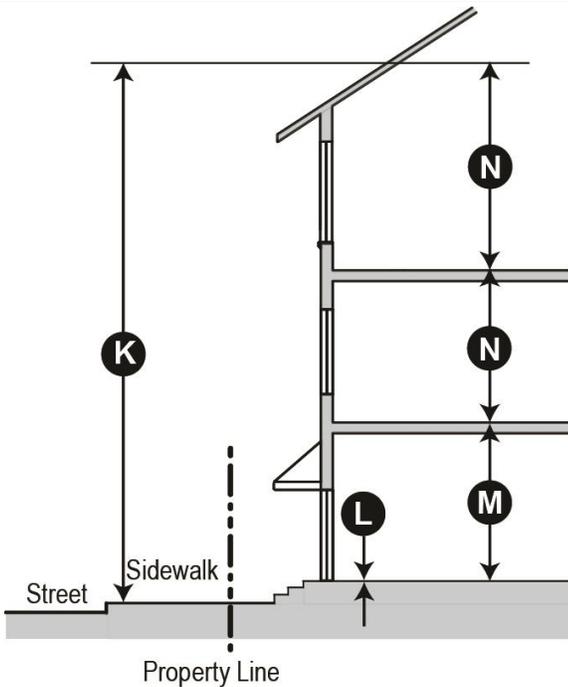
- Required off-street parking regulated by C-PH base zoning (min. 1/2 City standard– max. City standard)
- Driveways and off-street loading and unloading may be located with access along a Ped Friendly Frontage only if the property has no access to an alley, General Frontage street or joint use easement to adjoining property with direct driveway access to any other street
- Driveway and off-street loading and unloading may be located with access along a Ped Priority Frontage only if the property has no access to an alley, Ped Friendly street or General Frontage street or joint use easement to an adjoining property with direct access to any other street.
- Along Ped Priority and Ped Friendly Frontages, driveway spacing is limited to one driveway per block or per 200 feet of block if block is greater than 400 feet in length.
- Shared driveways, joint use easements or joint access easements will be required for adjoining properties when driveway and service access is off a Ped Priority or Ped Friendly Frontage.
- Service and loading/unloading shall be screened.
- Driveway widths
  - Mixed-use driveways/alleys – maximum of 20'
  - Service driveways/alleys – maximum of 30'
  - Driveways wider than 24' only located off of General Frontage streets
  - Driveways/alleys along State controlled roadways shall meet AHTD Standards or the City's adopted regulations
  - Residential driveways – maximum 12'
- Street Screen Required
  - Any lot frontage along Ped Priority or Ped Friendly Frontages with surface parking shall use a Street Screen
- Phased Developments
  - Infill development likely
  - Certain standards may be deferred for phased development if:
    - Site plan submission including phased development plan
    - Private landscaping and open space amenities may be phased with building to allow final landscaping when adjacent buildings are finished
- Required Public Improvements
  - May be deferred through proportional fee-in-lieu and calculated based on street type cost at time submitted
  - When required street improvements (gas/water/sewer) are made by a developer, the entire block or linkage of utility improvements will be completed in whole. Developer eligible to receive fees in-lieu collected by the City from the benefitting properties of the developer's improvements.

**(b) Building Placement**



<b>(i) Build-to Zones (BTZs) and Setbacks (Distance from property line to edge of the zone)</b>		
Pedestrian Priority Frontage (BTZ)	5' min. setback – 15' max. setback	<b>A</b>
Pedestrian-Friendly Frontage (BTZ)	5' min. setback – 75' max. setback	<b>B</b>
General Frontage	5' min. setback; no max. setback	<b>C</b>
Side	0' min. setback; no max. setback	<b>D</b>
Rear	0' min. setback; no max. setback	<b>D*</b>
<b>(ii) Building Frontage (Minimum % of lot's width that building's façade is required to cover along fronting street)</b>		
Pedestrian Priority	70% min.	<b>E</b>
Pedestrian-Friendly Frontage	50% min.	<b>F</b>
General Frontage	None Required	

**(c) Building Height**



**(i) Principal Building Standards**

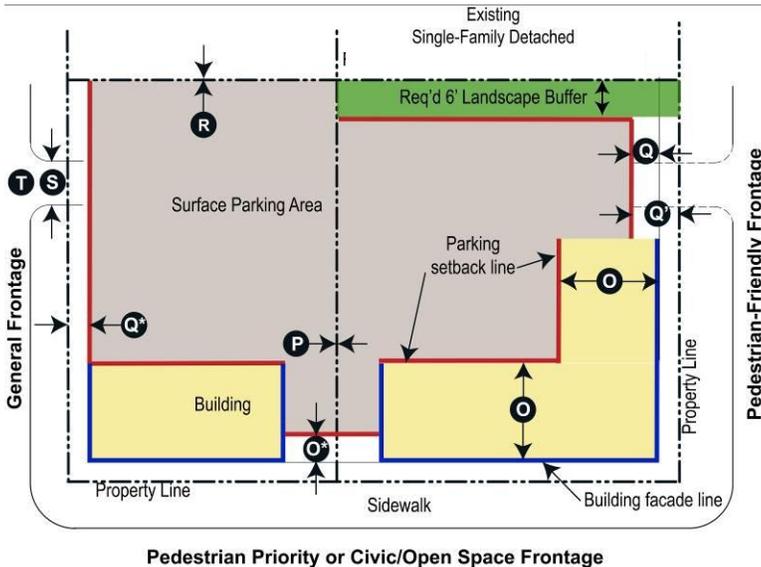
Building maximum	<ul style="list-style-type: none"> <li>4 stories</li> <li>Transition requirement if adjacent to detached single-family zoned residential</li> </ul>	<b>K</b>
First floor to ceiling height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> <li>12' min. for all frontages</li> </ul>	<b>M</b>
Ground floor finish level	<ul style="list-style-type: none"> <li>Maximum 12" rise for commercial ground floor.</li> </ul>	<b>L</b>
Upper floor(s) height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> <li>9' min.</li> </ul>	<b>N</b>

**(ii) Accessory Building Standards**

Accessory buildings shall meet the standards for Principal Building standards in the Mixed-Use Character Area.

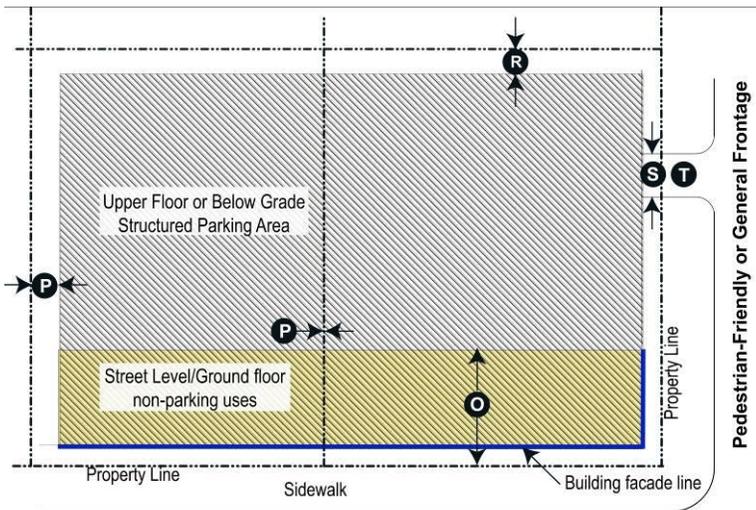
**(d) Parking & Service Access**

**(i) Surface Parking Setbacks**



Pedestrian Priority	<ul style="list-style-type: none"> <li>Shall be located behind the principal building along that street frontage; or</li> <li>Min. 3' behind the building façade line along that street</li> </ul>	<b>O*</b>
Pedestrian-Friendly Frontage	<ul style="list-style-type: none"> <li>Min. 3' behind the building façade line along that street or</li> <li>Min. 6' behind the property line along that street (if no buildings along the street frontage)</li> </ul>	<b>O</b>
General Frontage	<ul style="list-style-type: none"> <li>Min. 3' behind the property line along that street</li> </ul>	<b>Q*</b>
Side	<ul style="list-style-type: none"> <li>6' (min) only if adjacent to any single-family detached residentially zoned lot;</li> <li>0' for all other adjacencies</li> </ul>	<b>P</b>
Rear	<ul style="list-style-type: none"> <li>6' (min) only if adjacent to any single-family detached residentially zoned lot;</li> <li>0' for all other adjacencies</li> </ul>	<b>R</b>

**(ii) Structured Parking or Below Grade Parking Setbacks**



Pedestrian Priority	<ul style="list-style-type: none"> <li>Ground floor - Shall be min. of 30' from the property line</li> <li>Upper Floors – may be built to the façade line along that street</li> </ul>	<b>O</b>
Pedestrian-Friendly Frontage or General Frontage	<ul style="list-style-type: none"> <li>May be built up to the building façade line along a that street; or</li> <li>If no building is located along the street frontage; then the structured parking shall meet the setback standards along that specific frontage.</li> </ul>	
Side	<ul style="list-style-type: none"> <li>10' (adjacent to SF-detached residentially zoned lot)</li> <li>0' (all other adjacencies)</li> </ul>	<b>P</b>
Rear	<ul style="list-style-type: none"> <li>10' (adjacent to SF-detached residentially zoned lot)</li> <li>0' (all other adjacencies)</li> </ul>	<b>R</b>

**Pedestrian Priority or Civic/Open Space Frontage**

Standards for **S** and **T** in the illustrations above are referenced in standards for Driveways, Alleys and Service Access section below.

**(iii) Partially Below Grade Parking**

May be built up to the Building Façade Line along all Pedestrian-Friendly Frontages and General Frontages.

**(iv) Driveways, Alleys and Service Access**

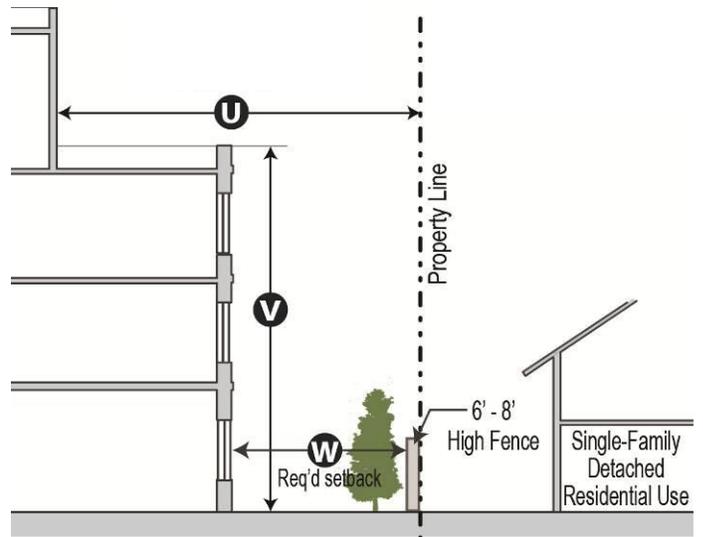
1. Parking driveway width	See PHDO Section 4	<b>S</b>
2. Driveways, alleys and off-street loading and unloading	See PHDO Section 4	<b>T</b>

**(e) Residential Transition Standards**

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single-family detached residentially zoned lot.

- i. Transition Area 25' min. **U**
- ii. Max. Building Height at within Transition Area 3 stories **V**
- iii. Required setback Min. 10' **W**

A Residential Transition Area fence (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single-family detached residentially zoned lot and shall be optional for all other adjacencies. The required fence shall NOT be chain link or vinyl. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6' min. in height at maturity shall also be required to be planted within the landscape buffer parallel to the SF-residential lot line. (see surface parking setbacks illustration)



## BUILDING DESIGN STANDARDS

Applies to: All additions, all new construction.

### Building Orientation and Entrances

- Orient buildings and entrances towards Pedestrian Priority frontages/public sidewalks
- Secondary entrances from parking areas or alleys
- Design guidelines for primary entrances

### Façade Composition

For commercial and mixed-use:

- Facades greater than 60 ft. in length:
  - Step back or extend forward a portion of façade by at least 24 inches (“building projection”)
  - 20-60 ft. between each building projection
- Facades less than 60 ft.:
  - At least one discernable architectural element every 20 feet. Examples:
    - Changes in material/color/texture at 20-60 ft. intervals
    - Building entrances, windows, arcades, balconies, or other architectural features.

For residential use:

- At least one of: porches, stoops, eaves, forecourts, courtyards or balconies.
- If less than 10 ft. setback, first floor at least 18 in. above sidewalk.

### Façade Transparency/Glazing requirements (% of transparent doors and windows)

Façade Frontage Type →	Pedestrian Priority or Pedestrian-Friendly Frontage	General Frontage	All other facades
<b>Commercial Use or Mixed Use Buildings</b>			
Ground Floor	60% (min.)	None	None
Upper Floor(s)	30% (min)	None	None
<b>Residential Use Buildings</b>			
Ground Floor	40% (min.)	None	None
Upper Floor(s)	20% (min.)	None	None

### Commercial Ready Standards

- Entrance directly onto sidewalk
- First floor 12 ft. minimum height
- Minimum width 20 ft.
- Front façade meets glazing requirements
- No parking between sidewalk and building along Pedestrian Priority frontage

### Shading Requirement

- At least 60% of sidewalk along building facades must be shaded through any combination of canopies, awnings, street trees, or similar
- Building entrances under shade devices, such as awning or portico

**Exterior Building Materials**

- EIFS (Exterior Insulation Finish System) can be used along Pedestrian Priority/ Friendly frontages only for moldings and detailing. Other frontages can be used on upper floors only.
- 50% of the non-glazed surfaces shall be any mix of stone, brick, or stucco.

**Design of Automobile Related Building and Site Elements**

- Primary building entrance along Ped Priority
- Drive-through lanes, auto service bays, gas station canopies:
  - No frontage along Ped Priority, unless property has no access to Ped Friendly, General or Alley frontage. If access to Ped Priority provided, joint access easement required to adjoining properties to also provide alternative access.
  - Frontage along Ped Friendly only if property has no General or Alley frontage, and no more than 60%
  - Must be screened behind 3 ft. high street screen
- Loading and trash pick-up along alleys or General frontages, or Ped Friendly if no other option. Must be screened with something at least as tall as trash container/service equipment.

**Design of Parking Structures**

- Ground floors along Ped Priority will be built to Commercial Ready Standards to a minimum depth of 30 ft.
- Shortest side facing Ped Priority frontage
- No ramps along exterior perimeter of structure
- Emphasize corners through towers, ped entrances, signage, glazing.
- Pedestrians and bicyclists must be clearly visible to entering/exiting cars.
- Along Ped Priority frontage:
  - Cars on all levels completely screened from view.
  - No visible ramps.
  - Second floor must match first floor façade.

**STREET (PUBLIC SIDEWALK) DESIGN STANDARDS**

Applies to: Commercial additions, commercial new construction.

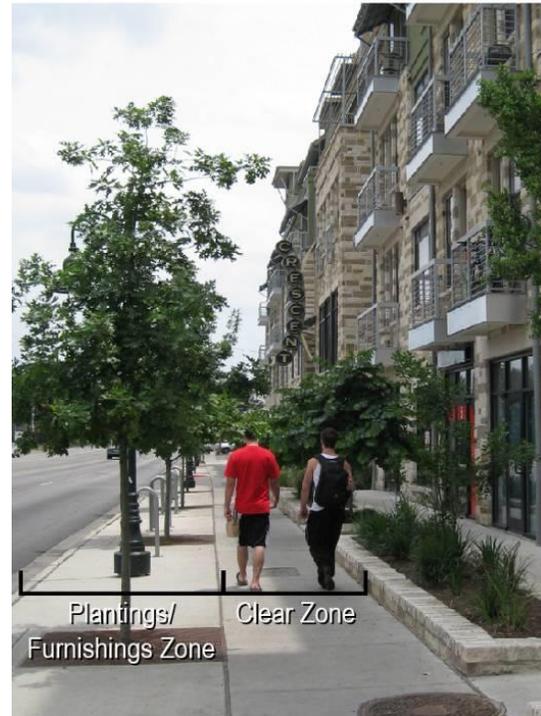
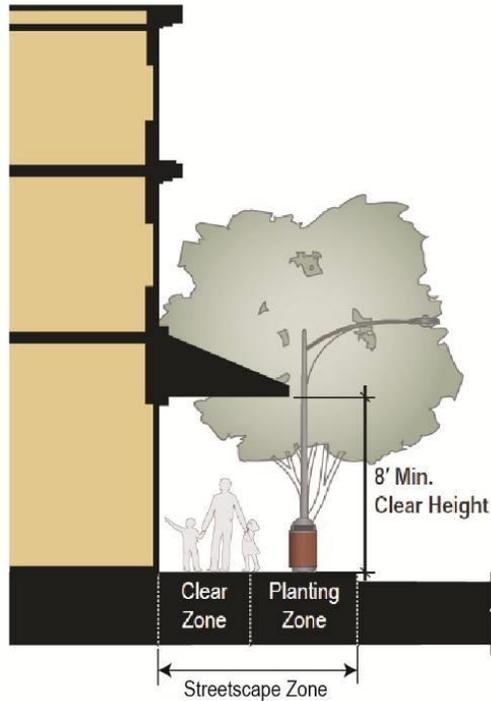
Street Classification	John F Kennedy Blvd.	Mixed-Use A Street	Mixed-Use B Street	Alley
<b>Standard</b>				
Min. Sidewalk width (includes planting zone and clear zone) (feet)	10'	9'	9' (one side)	N/A
Min. Planting Zone width (feet) [Street trees may be in tree wells along Type 'A' frontages]	5'	4'	4'	N/A
Street Trees Req'd (see Section 8.2 for standards)	Yes (Tree wells or bioswale systems)	Yes (Tree wells or planting areas)	Yes (Tree wells or planting areas)	No
Recommended Development Frontage	Pedestrian Priority or Pedestrian-Friendly	Pedestrian Priority or Pedestrian Friendly	Pedestrian Friendly	None

## STREETSCAPE AND LANDSCAPE STANDARDS

Applies to: All additions, all new construction.

### Sidewalks

- Planting zone: Street trees & street furniture
- Clear zone: Pedestrian walkway



### Street Trees and Streetscape

- Street trees required
- Centered in planting zone, min. 3 ft. from face of curb
- Minimum average of 40 ft. on center, not to exceed 60 ft. on center
- Planting area for each tree = 6 ft. x 6 ft. with required street grate
- Species according to NLR ZO (Zoning Ordinance Section 15.4)

### Screening Standards

- Surface parking adjoining the BTZ (Build-To Zone) on Pedestrian Priority and Pedestrian Friendly frontages: 3-4 ft. high screen required.
- Service areas: Must not be visible to a person standing on property line on other side of the street.
- Screening materials for both: Same building materials as rest of building or opaque vegetation.
- Roof mounted equipment: Must not be visible to a person standing on property line on other side of the street. Screening materials: Same as primary building material.

**Street Lighting**

- No taller than 20 ft.
- Between every other street tree, lined up with street trees.
- Consistent throughout PHDO area.

**Exterior Lighting**

- Includes all commercial development and parking lots.
- Comply with ZO Section 18.4.

**Street Furniture**

- Benches and bike racks in alignment with light poles and street trees.
- Trash cans required at street corners if applicable, or near front entry.
- Benches recommended along Pedestrian Priority.

**Utilities**

- Utility lines from building to property line should be buried.
- Along JFK, no above ground utility lines within streetscape zone (bury or move to rear).
- Encourage underground along all other streets except alleys.
- Switchgear and transformer pads not visible to person standing across street.

**Parking Lot Landscaping**

- Surface parking lot standards must comply with ZO Section 15.4.

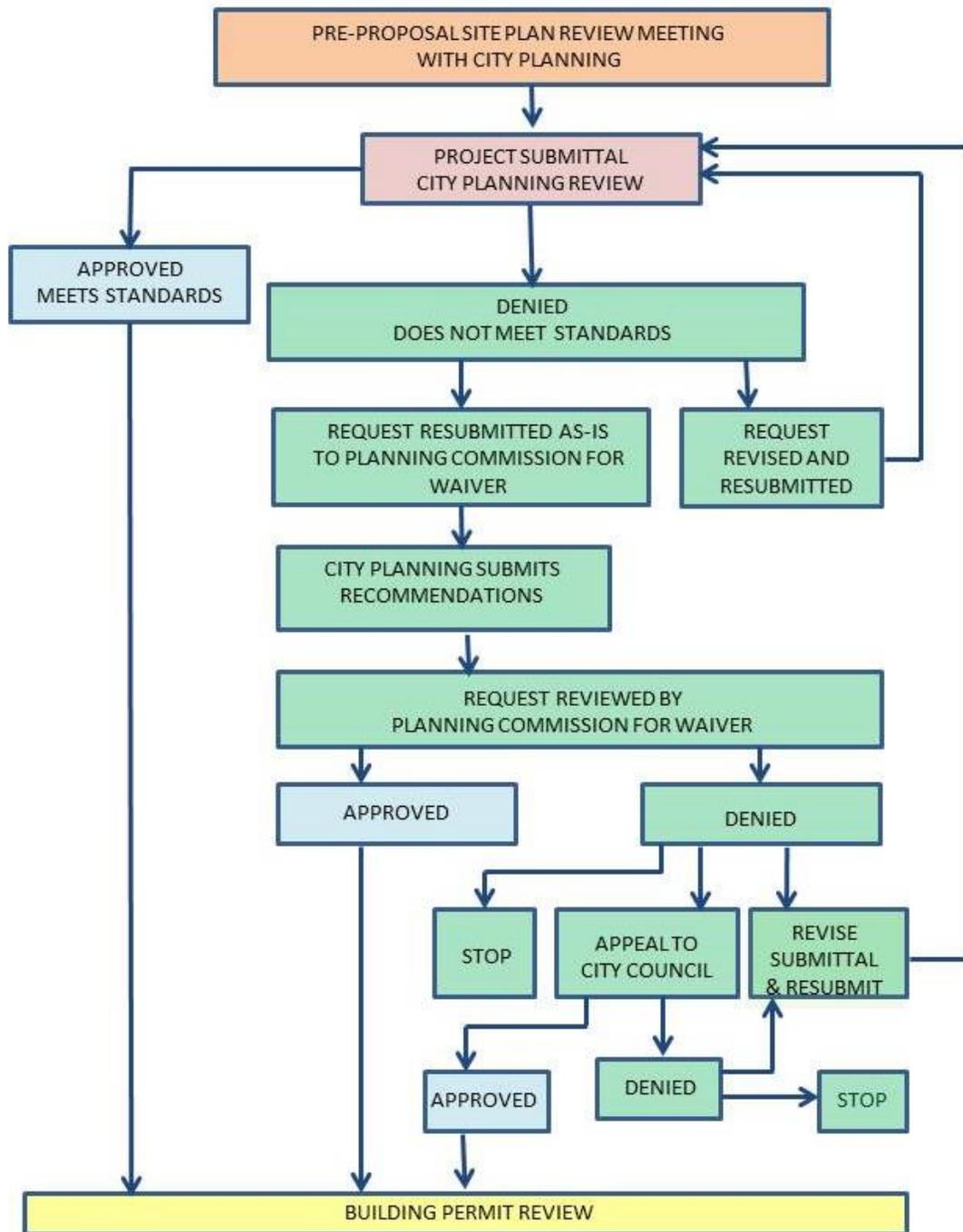
**OPEN SPACE STANDARDS**

Applies to: Additions and new construction if 2+ acres or 8+ dwelling units.

- Commercial developments:
  - Applies to lots 2+ acres
  - 4 sq. ft. of Public or Private Common Open Space for every 100 sq. ft. of non-residential space
- Residential developments:
  - Applies to buildings with 8+ dwelling units per acre

<b><i>Residential Density (dwelling units per acre)</i></b>	<b><i>Private Common Open Space Standard Proposed (area of private common space per dwelling unit)</i></b>
0 – 7 DU / acre	Not required
8 – 19 DU / acre	Provide minimum of 160 sf per dwelling unit
20 – 29 DU / acre	Provide minimum of 120 sf per dwelling unit
30 – 39 DU / acre	Provide minimum of 80 sf per dwelling unit
40 – 79 DU / acre	Provide minimum of 60 sf per dwelling unit
More than 80 DU / acre	Provide minimum of 40 sf per dwelling unit

## PARK HILL OVERLAY DISTRICT SITE PLAN & BUILDING REVIEW PROCESS



<b>C-PH ALLOWABLE USES</b>	
Acid Manufacturing	
Adult Entertainment, Nightclub	
Ag. Implements Repair, Service, Sales	
Agriculture (farming)	
Air Express Service (drop-off center)	C
Airplane Manufacturing	
Airplane Repair, Storage, Sales	
Airports	
Ambulance Sub-Station (w/ residence)	
Ammonia Manufacturing	
Ammunition Manufacturing	
Amphitheaters	C
Amusement Parks	C
Animal Boarding	C
Animal Hospitals	X
Apiary	
Appliance Stores	C
Appraiser	X
Aquarium	X
Armored Car Service Garage	
Armory, Arsenal	
Army and Navy Surplus Sales	C
Art Gallery	X
Art Materials and Supplies Sales	X
Art Studio	X
Artificial Limbs, Sales, Service	X
Asphalt Processing, Product Manufacturing	
Assembly Hall	C
Associations, Clubs, Lodges	
Athletic Clubs	X
Athletic Fields, Public and Private	C
Auction House	C
Audio Equipment, Sales, Service	C
Auditorium	C
Automobile Accessories Installation	
Automobile Car Wash (up to 6 bays)	
Automobile Detailing	
Automobile Manufacturing	
Automobile Outdoor Sales Lot	

Automobile Parts and Supplies, Indoor	
Automobile Repair, Major	
Automobile Repair, Minor	
Automobile Service Stations w/pumps	C
Automobile Storage - Outdoor (not salvage)	
Automobile Storage - Indoor (not salvage)	
Awning Fabrication	
Bakers and Baked Goods, Mfg.	
Bakery Shop, Outlet Sales	X shop / NO outlet
Ball Field, Complex	
Banks	X
*BAR*	C
Barber Shop	X
Battery, Generators, Brakes, Service	
Beauty Shop	X
Bed and Breakfast	X
Beverages, Bottling, Manufacturing	
Bicycle Sales and Repair	X
Billiard or Pool Hall	C
Blue Printing & Supplies	X
Boat Motors, Accessories Sales	
Boat Storage, Dry Land, Enclosed	
Body Piercing	
Bonding Company (Bail Bondsman)	
Book Publishing, Printing	X
Book Store	X
Bookbinding and Mending	X
Botanical Gardens (Conservatory)	X
Bowling Alley	X
Broadcasting Station	C
Broadcasting Studio	X
Broom and Brushes Manufacturing	
Bus Depots	
Business Machines, Repair, Sales	C
Butcher Shop	X
Cabinet Makers, Manufacturing	C
Cafes	X
Cafeteria	X
Camera and Equipment Shop	X
Campgrounds	

Candy Mfg., Wholesale, Distribution	
*CANDY SHOP*	X
Carnival, Temporary	C
Carpet Storage, Sales, Warehouse	C
Caskets Sales	
Caterers	X
Cellular Towers	
Cemeteries	
Charcoal Manufacturing	
Check Cashers	
Chemicals and Drugs, Distribution	
Chemicals and Drugs, Mfg.	
Chiropractors	X
Churches and/or Places of Worship	X
Cleaning Compounds, Mfg., Storage	
Cleaning Service	
Clinics, (Medical, Dental, or Optical)	X
Clothing and Accessories Store	X
Clothing Mfg., Wholesale, Distribution	
Clubs, Private, Social or Fraternal	
Coin Machines Rental and Service	
Coin Machines, Manufacturing	
College	C
Community Centers	C
Concrete, Batch Plant	
Concrete, Industrial Production, Sales	
Concrete, Ornamental Products Sales	
Container (Paper) Mfg., Cartons, Bags	
Contractors Office	C
Contractors Office w/ Outdoor Storage	
Convenience Store (No Fuel Pumps)	X
Convenience Store with Fuel Pumps	C
Copy & Printing Shops	X
Cosmetics Manufacturing	
Costumes, Rental	X
Country Clubs	
Crematorium	
Crop Dusting, Equipment Yard	
Dairies, Products, Mfg., Distribution	
Dance Hall	

Daycare, Adult	C
Daycare Center	C
Daycare, Home	C
Delicatessens	X
Delivery Service	
Delivery Service, garage	
Dental Laboratories	
Dental Supplies	
Dentist's Offices	X
Department Stores	X
Detective Agency	X
Diesel Engines Manufacturing	
Diesel Engines, Service, Supply, Sales	
Dinner Theatre	X
Disposal Plant (Sewer)	
Distillers, Distribution, Warehouse	
Dock Private Shipping Company	
Dock, Public	
Doctor's Offices	X
Dog Pound	
Dormitory Buildings	C
Drilling Company Equipment Yards	
Drive-In Theaters	
Dry Cleaning	X
Dry Goods Wholesale or Storage	
Dyeing, Commercial	
Electric Equipment, Mfg., Assembly	
Electroplating	
Elevators Manufacturing	
Embalming Establishment	
Employment Agencies	X
Enameling and Painting Production	
Engravers	C
Equipment Sales, Rental, Indoor	C
Equipment Sales, Rental, Outdoor	
Explosives, Mfg., Storage, Distribution	
Exterminator, Contract Service, Sales	
Exterminator, Insecticide Mfg.	
Extrusions, Metal, Manufacturing	
Fabrics, Weaving, Spinning	C
Fairgrounds	

Farm Lands, Crop and Ranching	
Farmers Market, Indoor	X
Farmers Market, Outdoor	C
Feed Mfg., Processing, Distribution	
Feed, Wholesale and Storage	
Fences Metal Fabrication	
Fences, Metal, Wholesale and Storage	
Fertilizer Manufacturing	
Fertilizer, Storage	
Fire Proofing Manufacturing	
Fire Stations	X
Fireworks Manufacturing	
Fish Hatchery	
Flea Market (outdoors)	
Floor Materials and Installation	C
Floor Materials Manufacturing	
Florist	X
Food Carts in Right-of-Way	C
Food Processing, Storage	
Food Products Distributors	
Freight Depot	
Fuel Bulk Storage	
Funeral Parlors, Homes	C
Fur Dyeing	
Fur Tanning	
Furnaces, Display & Sales	C
Furniture, Fabrication, Repair, Cleaners	C
Furniture, Wholesale and Storage	
Garage Door Sales	
Garden Supplies	C
Garment Factory	
Gas Appliance, Kitchen, Patio, Sales	C
Gas Companies' Offices	X
Gas Wells (Natural)	
Gas, Bottled, Manufacturing	
Gift Novelties Shop	X
Glass Blowing, Custom	C
Glass Manufacturing	
Golf (Miniature)	X
Golf Course	

Golf Driving Range	
Government Buildings	X
Governmental Offices	X
Gravel Pits	
Grocers Retail	X
Gun Shop, Sales, Repair	
Gunpowder Manufacturing	
Gymnasiums	X
Hair Products, Manufacturing	
Halfway House (special use only)	
Halls	C
Hardware Store	C
Hay and Straw, Sales Storage	
Health and Medical Related Offices	X
Health Center (Medical)	X
Heating, Cooling, Ventilating Sales	C
Heliport	
Hobby Shop Supplies, Sales	X
Home Accessories	X
Home Appliances, Sales, Repair	C
Home Furnishings and Accessory Store	X
Homeless Shelter	
Honey, Processing	C
Hospitals	C
Hotels	C
House Movers	
Ice Cream, Confections, Shop	X
Ice Cream, Mfg. and Distribution	
Ice Vending Trailer, Self-Serve	C
Incinerator	
Infirmary	C
Insecticides, Storage and Distribution	
Insulation Contractor, Equipment Yards	
Insulation Materials Storage, Wholesale	
Interior Decorators	X
Irrigation Companies and Equipment	
Janitorial, Service, Supplies, Sales	C
Junk, Salvage, Wrecking Yard (not permitted)	
Kennels	C
Laboratories, Clinical	X

Laundries	
*LAUNDRY, DROP OFF*	C
Lawn Implements, Repair, Sales	C
Leather Goods, Sales, Handicraft	X
Libraries	X
Liquor Distilleries	
*LIQUOR DISTILLERY, MICRO*	C
Liquor Storage and Wholesale	
Liquor Stores and Packaging	
Livestock Sales and Shipping	
Livestock, Slaughter	
Locksmith Repair Shops	X
Lodges	C
Lumber, Storage Yard	
Machine Shops, Tool Mfg., Storage	
Manufactured/Modular Home Sales/Display	
Marble, Stone – Processing, Water-jet cutting	
Marina	
Massage Establishment	X
Mattress, Manufacturing	
Mausoleums	
Meat Packers	
Meat, Wholesale Market	
*MEDICAL RESEARCH FACILITY*	C
Messenger Service	X
Metal Plating	
Metal Polish, Manufacturing	
Metals, Bulk Processing, Casting	
Metals, Rolling Mill	
Microbrewery with Restaurant/Bar	X
Microbrewery without Restaurant/Bar	C
Milling Equipment, Showrooms, Sales	
Mills, Flour and Grain	
Millwork Sales and Storage	
Mineral Water Distillation and Bottling	
Mining	
Mirrors, Mfg., Re-silvering, Storage	
Mobile business in ROW	
Monuments Sales and Display	
Mortuary	

Motels	C
Motor Freight, Garages, Warehouse	
Motor Homes, Sales, Repair	
Motorcycles, Equip., Repair, Sales, Indoor	
Motorcycles, Equip., Repair, Sales, Outdoor	
Muffler Shops	
Museums	X
Music Instruments Store	X
News Stands	X
Newspaper Printing	
Non-Toxic Insecticide, Manufacturing	
Nurseries, Landscape Sales	C
Nursing Homes	
Nuts, Packaging, Distributing, Sales	C
Office Equipment Store	X
Office Furniture, Mfg., Storage	
Office, General	X
Oil Fuel Storage	
Oil Refinery	
Oil, Vegetable, Processing	
Optometrist	X
Ore Dumps	
Ore Reduction	
Ornamental Metal Works, Production	C
Oxygen Equip., Rental, Distribution	
Oxygen Production and Storage	
Paint and Equipment, Supplies, Sales	C
Paper Manufacturing	
Paper Products, Wholesale and Storage	
Parking Decks	X
Parking Lots	C
Parks	X
Parks Amusement	
Paving Contractor, Equipment Yards	
Pawn Shops (no outside display)	
Pet Shop	X
Pharmaceutical Products Mfg.	
Pharmacy	X
Photo Shops	X
Photographers, Commercial Studios	X

Picture Framing, Prints, Glass, Sales	X
Pipe Manufacturing Storage	
*PLASMA CENTER*	
Plastic and Plastic Products Mfg.	
Plating Works	
Playgrounds	X
Plumbing Fixtures, Supplies Sales	
Police Station	X
Post Office	X
Poultry Farm, Egg, Broiler, Hatchery	
Poultry Slaughter and Dressing	
Printers' Equipment and Supplies	
Public Buildings	X
Public Utility Plant	
Pump Stations, Utility Sub-Stations	
Quarries	
Race Track	
Radio, TV, Computer Sales & Repair	X
Railroads, Service and Repair Yards	
Recording Studio, Sound, Video	X
Recreational Vehicle Park	
Recreational, Marine Vehicles, Sales	
Rental, Automobile	C
Rental, Contractor Equipment	
Rental, Trucks, Moving Vans	
Repair Shop, Appliance	
Residential - Above Commercial	X
Residential - Apartments	X
Residential - Boarding Houses	
Residential - Condominiums	X
Residential - Duplex	X
Residential - Quadplex	C
Residential - SF (Manufactured)	
Residential - SF (Modular)	
Residential - SF (Single Family)	C
Residential - SF (Zero Lot Line)	C
Residential - Triplex	C
Restaurants	X
Restaurants, Drive-In/Thru	C
Retail, Large (+50,000 sq. ft.)	C
Retail, Large (+50,000 sq. ft.) w/outdoor display	C

Retail, Med. (5,000 - 50,000 sq. ft.)	X
Retail, Med. (5,000 - 50,000 sq. ft.) w/outdoor display	C
Retail, Small (<5,000 sq. ft.)	X
Retail, Small (<5,000 sq. ft.) w/outdoor display	C
Rink Skating, Ice or Roller	C
Roadside - Christmas trees	C
Roadside - Food Stand	C
Roadside - Produce Sales	C
Roadside - Snow Cones	C
Roofing Material, Sales and Storage	
Sand, Gravel Processing and Storage	
Sawmill	
Scales, Commercial Weighing	
School, Art, Music, Dance, Martial Arts	X
School, Real Estate	X
School, Barber, Beauty, Dental	
School, Driving (class A license)	C
School, Truck Driving (commercial license)	
Schools, Primary, Secondary	C
Scrap Metal, Storage and Sales	
Seed, Wholesale Sales	
Sewage Disposal Plant	
Sexually-Oriented Business	
Sheet Metal Work, Custom Fabrication	
Shoe Repairing	X
Shoe Shine Stands	X
Shooting Gallery, Indoor	
Sign Erector, Equipment Yards	
Slaughterhouses	
Small Engine Repair	
Sorority/Fraternity Houses	
Sound System, Rental & Service, Sales	C
Soy Bean Oil Manufacturing	
Sporting Goods, Retail Sales	X
Stadium	
Steel Fabrication	
Steel Manufacturing, Rolling Mills	
Stock Yards (Livestock)	
Stone Cutting and Screening	
Storage Container Sales / Rental	

Storage Tanks, Refinery, Distribution	
Storage Yards, Bulk Material	
Store and Office Fixtures Shop	
Stoves and Ranges Manufacturing	
Stoves and Ranges, Wholesale Storage	
Structural Steel Manufacturing	
Sugar Refining	
Surgical Supplies, Wholesale, Dist.	
Sweeping Compound Manufacturing	
Swimming Pools, Public	C
Syrup and Preserve Manufacturing	
Tackle Shop, Bait, Marine Supplies	C
Tailors, Alterations, Repair	X
Tar, Distillation or Manufacturing	
Tattoo Parlor	C
Taxicab Garages	
Taxidermists	
Tennis Courts	C
Theaters, Indoor	X
Theatres, Outdoor (Drive-In)	
Tire Shop	
Tobacco Store	C
Tool Grinding and Sharpening	C
Tours, Offices & Passenger Depots	C
Tractors, Retail Sales and Display	

Trailer (Utility, Hauling) Repair, Sales	
Trucks, Tractor Trailer, Sales, Repair	
Trusses, Mfg. Custom and Retail	
Uniforms Rental, Sales	X
Upholsterers Shop	C
Veterinarians, Clinics, Hospital	X
Video Game Arcades	X
Warehouse, Mini-Storage w/outdoor storage	
Warehouse, Mini-Storage, Rental	
Warehouse, Office w/docks	
Warehouse, Showroom w/docks	
Warehouse, Storage	
Waste Paper Products, Manufacturing	
Watches, Manufacturing	
Waterproofing Materials, Mfg.	
Welding Shop, Equipment, Supplies	
Wharf	
Wharf, Private Shipping Company	
Window Glass Installation Shop	
Window, Installation, Studio, Sales	
Wood Products, Manufacturing	
Woodworking, Cabinets, Mill Work	C
Yacht Club	
Zoological Gardens	C
Zoos	C