

A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	E. Educational, Institutional and Special Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Art Gallery or Museum	P	P	P	P	P	P	P	2k	
S	S	S	S	S	S	S	S	S	S	S	S	S	2. Cemetery, Mausoleum or Crematorium	S	S	S	S	S	S	S		
P	P	P	P	P	P	P	P	P	P	P	P	P	3. Church or Rectory	P	P	P	P	P	P	P	2f	
													4. College, University, Business or Professional School	P	P	P	P	P	P	P	2c	
P	P	P	P	P	P	P	P	P	P	P	P	P	5. Community Center, Public	P	P	P	P	P	P	P	2a	
S	S	S	S	S	S	S	S	S	S	S	S	S	6. Convent or Monastery	P	P	P	P	P	P	P		
S											S	S	7. Day Nursery of Child Care Center	P	P	P	P	P	P	P	2g	
S	S	S	S	S	S	S	S	S	S	S	S	S	8. Elementary or Secondary School, Private	P	P	P	P	P	P	P	2b	
P	P	P	P	P	P	P	P	P	P	P	P	P	9. Elementary or Secondary School, Public			P	P	P	P	P	2b	
													10. Fairground or Exhibition Area			P	P	P	P	P	2d, 2e	
													11. Fraternal Organization, Lodge or Civic Club	S	P	P	P	P	P	P	2l	
													12. Hospital/ Home/Center for Alcoholic Substance Addiction or Psychiatric Patients		S	S	S	S	S	P	2i	
													13. Hospital/Home/Center for General, Acute or Chronic Care	P	P	P	P	P	P	P	2h	
S											S	S	14. Kindergarten, Private	P	P	P	P	P	P	P	2g	
													15. Labor Union or Similar Union Organization	S	P	P	P	P	P	P	2p	
P	P	P	P	P	P	P	P	P	P	P	P	P	16. Library, Public	P	P	P	P	P	P	P	2k	
													17. Mortuary or Funeral Chapel			P	P	P	P	P	2o	
													18. Nursing or Personal Care Facility	P	P	P	P	P	P	P	2n	
													19. Jail or Prison, Privately Owned or Operated					S	S			
P	P	P	P	P	P	P	P	P	P	P	P	P	20. Public Park, Playground	P	P	P	P	P	P	P		
													21. Vocational or Trade School		P	P	P	P	P	P	2b	

Residential Districts													Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2		OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													M. Recreation and Entertainment Uses									
													1. Amusement, Commercial (Indoor)			P	P	P	I	P	3c	21
													2. Amusement, Commercial (Outdoor)			S	S			P	3d	21
													3. Bar, Dance Hall or Night Club			S	S			P	5b	21
													4. Bowling Alley			P	P	P		P	3b	21
													5. Campground or Recreational Vehicle Park							P		
													6. Coin-Operated Amusement Devices			P	P			P	3c	
													7. Commercial Sport, Ballpark, Stadium or Athletic Field			S	P	P		P	3e	
S	S	S	S	S	S	S	S	S	S	S	S	S	8. Country Club	P	P	P	P			P	3g	
													9. Driving Range or Miniature Golf Course			P	P			P	3h	
													10. Go-Cart Track							P	3d	
P	P	P	P	P	P	P	P	P	P	P	P	P	11. Golf Course	P	P	P	P	P	P	P	3g	
													12. Gun Club, Skeet or Target Range			S	S	S	S	P		
													13. Membership Sport or Recreation Club			P	P	P		P		
P	P	P	P	P	P	P	P	P	P	P	P	P	14. Parks	P	P	P	P	P	P	P		
													15. Pool or Billiard Hall							P	3c	21
													16. Rodeo Ground							P	3d	21
													17. Roller or Ice Skating Rink			P	P	P		P	3d	
													18. Stable, Commercial, Rental or Boarding							P		14
													19. Stable, Riding Club							P		13
													20. Swimming Pool, Commercial			P	P			P		9
													21. Theatre, Drive-In							P		
													22. Theatre, Other Than Drive-In			P	P	P		P	3a	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

6.2 Permitted Use Table.

Permitted Primary Uses	Sub-Districts								
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	Special Condition
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
Automobile/Vehicle Service Use Group									Refer to Section 6.3
1. Auto Glass, Upholstery or Muffler Shop		PS	PS	PS	PS			P	See Notes 1 and 2
2. Car Wash, Excluding Self-Service		PS	PS		PS			P	See Notes 1 and 2
3. Auto Painting or Body Repair								P	See Notes 1 and 2
4. Auto Parts or Accessory Sales (Indoor)	PS	PS	PS	PS	PS	PS	PS	P	
5. Auto Rental	PS	PS	PS	PS	PS	PS	PS	P	
6. Auto Sales, In Building	PS	PS	PS	PS	PS		PS	P	
7. Gasoline Station	PS	PS	P	PS	PS	PS	PS	P	
8. Truck or Heavy Vehicle Repair								P	See Notes 1 and 2
9. Auto Service or Repair								P	See Notes 1 and 2
Commercial and Warehouse Use Group									Refer to Section 6.3
1. Bakery or Confectionery Wholesale		PS						P	
2. Bottle Works Wholesale		PS						P	
3. Building Material or Lumber Yard								S	See Note 2
4. Cabinet Making		PS						P	
5. Woodworking Shop		PS						P	
6. Chemical Products, Bulk Storage								P	
7. Upholstery		PS						P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								Special Condition
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
8. Cleaning, Laundry Plant		<u>PS</u>						P	
9. Dyeing Plant								S	
10. Cleaning Plant, Other Than Clothing and Linen		<u>P</u>						P	
11. Clothing Mfg. or Light Fabrication and Assembly		<u>PS</u>						P	
12. Contractor Shop and Storage Yard (outside)								P	See Note 1
13. Heavy Machinery Sales, Service or Storage								P	See Note 1
14. Job Printing		<u>PS</u>						P	
15. Newspaper Printing		<u>PS</u>						P	
16. Machine Shop or Welding		<u>P</u>						<u>P</u>	
17. Maintenance or Repair Services For Buildings		<u>PS</u>						P	
18. Mini Warehouses								<u>P</u>	
19. Paint Shop or Paint Mixing, Wholesale or Warehouse		<u>PS</u>						P	
20. Plumbing, Electrical or Air Conditioning Sales and Service		<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>			P	
21. Recycling Collection Center	-		-	-	-	-	-	<u>P</u>	See Note 1
22. Scientific or Research Laboratories	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>		<u>PS</u>	P	
23. Storage or Sales Warehouse		<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>			P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	Special Condition
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
24. Wholesale Office or Sample Room Only		<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>		<u>PS</u>	P	
Educational, Institutional and Special Use Group									Refer to Section 6.3
1. Art Gallery or Museum	P	P	P	P	P	P	P	P	
2. Church or Rectory	P	P	P	P	P	P	P	P	
3. College, University, Business or Professional School	P	P	P	P	P	P	P	P	
4. Community Center, Public	P	P	P	P	P	P	P	P	
5. Day Nursery or Child Care Center	P	P	P	P	P	P	P	P	
6. Elementary or Secondary School	P	P	P	P	P	P	P	P	
7. Fraternal Organization, Lodge or Civic Club	P	P	P	P	P	P	P	P	
8. Hospital/Home/Center for Alcoholic <u>Substance Addiction</u> or Psychiatric Patients	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>See Note 3</u>
9. Hospital/Home/Center for General, Acute or Chronic Care	P	P	P	P	P	P	P	P	
10. Kindergarten, Private	P	P	P	P	P	P	P	P	
11. Labor Union or Similar Union Organization	P	P	P	P	P	P	P	P	
12. Library, Public	P	P	P	P	P	P	P	P	
13. Mortuary or Funeral Chapel	P	P	P	P	P	P	P	P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	Special Condition
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
14. Nursing or Assisted Living Facility	P	P	P	P	P	P	P	P	
15. Public Park, Playground	P	P	P	P	P	P	P	P	
16. Vocational or Trade School	P	P	P	P	P	P	P	P	
General Retail Use Group									Refer to Sec. 6.3
1. Bakery or Confectionery Store, Retail	P	P	P	P	P	P	P	P	
2. Book Store, Retail	P	P	P	P	P	P	P	P	
3. Camera and Photography Supply	P	P	P	P	P	P	P	P	
4. Cleaning and Laundry, Retail	P	P	P	P	P	P	P	P	
5. Discount, Variety <u>New Clothing or</u> Department Store	P	P	P	P	P	P	P	P	
6. Drug Store or Pharmacy	P	P	P	P	P	P	P	P	
7. Florist, Retail	P	P	P	P	P	P	P	P	
8. Food or Beverage Sales Store	P	P	P	P	P	P	P	P	
9. Furniture, Home Furnishings or Appliance Store	P	P	P	P	P	P	P	P	
10. Upholstery, <u>Retail</u>	P	P	P	P	P	P	P	P	
11. Gift, Novelty or Souvenir <u>Store</u>	P	P	P	P	P	P	P	P	
12. Handicraft or Art Object Sales Store	P	P	P	P	P	P	P	P	
13. Hobby, Toy or Game Store	P	P	P	P	P	P	P	P	
14. Jewelry Store	P	P	P	P	P	P	P	P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	Special Condition
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
15. Luggage or Leather Goods Store	P	P	P	P	P	P	P	P	
16. Nursery or Garden Store, Retail	P	P	P	P	P	P	P	P	See Note 2
17. Pet Shop	P	P	P	P	P	P	P	P	
18. Retail and Service Establishments Not Elsewhere Listed (Indoor)	P _S	P _S	P _S	P _S	P _S	P _S	P _S	P _S	
19. Sewing, Needlework and Goods Store	P	P	P	P	P	P	P	P	
20. Stationery <u>or Office Supply</u> Store	P	P	P	P	P	P	P	P	
21. Sporting Goods or Bicycle Store	P	P	P	P	P	P	P	P	
22. Used Merchandise Store	P	P	P	P	P	P	P	P	See Note 1
General Service and Office Type Use Group									Refer to Section 6.3
1. Advertising Agencies	P	P	P	P	P	P	P	P	
2. Drive-In Banking Facilities		P	P	P	P	P	P	P	
3. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P	P	P	P	P	
4. Beauty Shop or Barber Store	P	P	P	P	P	P	P	P	
5. Catering Service	P	P	P	P	P	P	P	P	
6. Coin-Operated Laundries and/or Dry Cleaning, Self-Service	P	P	P	P	P	P		P	
7. Computer and/or Data Processing Services	P	P	P	P	P	P	P	P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	Special Condition
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
8. Eating Places with Drive-In Service	P	PS	PS	P	PS	P	PS	PS	
9. Eating Places without Drive-In Services	P	P	P	P	P	P	P	P	
10. Fix-It Shop or Household Appliance Service and Repair	P	PS	PS	PS	PS	PS	PS	P	
11. Agents for Garment Pressing, Laundries or Dry Cleaning	P	P	P	P	P	P	P	P	
12. Key Shop	P	P	P	P	P	P	P	P	
13. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P	P	P	P	P	
14. Medical or Dental Laboratories	P	P	P	P	P	P	P	P	
15. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P	P	P	P	P	
16. Office, Professional or Administration	P	P	P	P	P	P	P	P	
17. Personnel Supply Services	P	P	P	P	P	P	P	P	
18. Pet Grooming	P	P	P	P	P	P	P	P	
19. Private Club or Lodge	P	P	P	P	P	P	P	P	
20. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P	P	P	P	P	
21. Studio for Photographer, Musician or Artist	P	P	P	P	P	P	P	P	
22. Tailor or Dressmaking Shop	P	P	P	P	P	P	P	P	
23. Veterinarian Office Only	P	P	P	P	P	P	P	P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	Special Condition
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
Government Use Group									Refer to Section 6.3
1. Federal, State or Municipal Building	P	P	P	P	P	P	P	P	
2. Fire Station or Similar Public Safety Building	P	P	P	P	P	P	P	P	
3. Public Utility Shop or Storage								P	
Hotels, Group Quarters and Other Lodging Places									Refer to Section 6.3
1. Senior Independent <u>Age Restricted Senior Living Facility</u>	P <u>S</u>	P <u>S</u>	P <u>S</u>	P <u>S</u>	P <u>S</u>		P <u>S</u>	P <u>S</u>	
2. Hotel	P	P	P	P	P		P	P	See Note 2
3. Motel	P	P	P	P	P		P	P	See Note 2
4. Private Dormitory	P	P	P	P	P	-	P	P	
5. Organization Hotel or Lodging	P	P	P	P	P	-	P	P	
Manufacturing and Industrial Use Group									Refer to Section 6.3
1. Aircraft Hardware or Parts Manufacturing								P	
2. Appliance (Small) Manufacturing		P <u>S</u>						P	
3. Container Manufacturing (Wood, Paper or Plastic)		P <u>S</u>						P	
4. Creamery/Dairy Products Mfg. or Wholesale Distribution								P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	Special Condition
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
5. Electrical Component Manufacturing		PS						P	
6. Electroplating								P	
7. Food Processing								P	
8. Furniture, Cabinet Manufacturing		PS						P	
9. Kitchen Equipment								P	
10. Ice Cream Manufacturing								P	
11. Ice Manufacturing or Storage								P	
12. Machine Shop or Welding		PS						P	
13. Metal Fabrication Plant								P	
14. Paper Products Manufacturing		PS						P	
15. Stone Monument Works								P	
16. Temporary Batch Plant	P	P	P	P	P	P	P	P	See Note 2
17. Textile or Garment Manufacturing		PS						P	
18. Industries Not Elsewhere Listed		S						S	See Note 2
Natural Resource and Extractions Use Group									
1. Oil or Gas Well Drilling or Production	S	S	S	S	S	S	S	S	See Note 2
Recreation and Entertainment Use Group									Refer to Section 6.3
1. Amusement, Commercial (Indoor)	P	P	P	P	P	P	P	P	

THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS

Permitted Primary Uses	Sub-Districts								
	Central	Workplace	Neighborhood Center One		Neighborhood Center Two		Business Campus	Highway 287	Special Condition
			Frontage Zone	Transition Zone	Frontage Zone	Transition Zone			
2. Bar, Dance Hall or Night Club	S	S	S	S	S		S	S	See Note 1
3. Bowling Alley	P	P	P	P	P		P	P	
4. Coin-Operated Amusement Devices	P	P	P	P	P	P	P	P	
5. Membership Sport or Recreation Club	P	P	P	P	P	P	P	P	
6. Parks	P	P	P	P	P	P	P	P	
7. Pool or Billiard Hall	P	P	P	P	P	P	P	P	
8. Roller or Ice Skating Rink	P	P	P	P	P		P	P	
9. Cinema or Movie Theater (Indoor only)	P	P	P	P	P		P	P	
Residential Use Group									Refer to Section 6.3
1. Townhouse/Brownstone	P	P	P	P	P	P	P		
2. Apartments	P <u>S</u>	P <u>S</u>	P <u>S</u>	P <u>S</u>	P <u>S</u>		P <u>S</u>		
3. Live-Work Unit	P	P	P	P	P		P		

- Notes:
1. This land use is not permitted as a primary use within 300' of the right-of-way of Highway 287 and Highway 360.
 2. This land use must comply with the special conditions [and restrictions](#) imposed on this or similar land use in ~~Section 7800 of the~~ Mansfield Zoning Ordinance [and other applicable city ordinances](#).
 3. [This land use must have a full time medical and nursing staff, a minimum of 80 beds, and located on a minimum of 40 acres.](#)