

**SECTION 4400B PERMITTED USE TABLE**



[illegible]

Residential Districts													Permitted Primary Uses		Nonresidential Districts							Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
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		
													C. Automobile/Vehicle Service Uses										
													1. Auto Auction					<u>PS</u>	<del>P</del>	<del>P</del>	P	7f	
													2. Auto Glass, Upholstery or Muffler Shop				<u>PS</u>	<u>PS</u>	P	P	P	7b	18
													3. Car Wash, Including Self-Service				S	<u>PS</u>	<del>P</del>	<del>P</del>	P	7g	17
													4. Auto Painting or Body Repair					<u>PS</u>	P	P	P	7b	18
													5. Auto Parts or Accessory Sales (Indoor)			S	<del>PS</del>	<u>PS</u>	P	P	P	7c	
													6. Auto Parts or Accessory Sales (Outdoor)					<u>PS</u>	<del>P</del>	<del>P</del>	P	7d	
													7. Auto Rental				<u>PS</u>	<u>PS</u>	<del>P</del>	<del>P</del>	P		
													8. Recreational Vehicle Sales, Including RV Trailers					<u>PS</u>	P	P	P		
													9. Auto Sales, In Building				<u>PS</u>	<u>PS</u>	<del>P</del>	<del>P</del>	P	7e	
													10. Gasoline Service Station			<del>S</del>	<del>PS</del>	<u>PS</u>	P	P	P	7a	
													11. New Truck Sales Lot				S	<del>PS</del>	P	P	P		
													12. New and Used Car Sales Lot				<del>PS</del>	<u>PS</u>	P	P	P	7f	26
													13. Truck or Heavy Vehicle Repair					<u>PS</u>	P	P	P	7b	18
													14. Auto Repair Garage				S	<del>PS</del>	P	P	P	7b	18
													15. Temporary Storage of Impounded Vehicle					<del>P</del>	P	P	P		
													16. Tire Retreading or Capping						P	P		7b	
													17. Used Truck Only Sales Lot					<del>P</del>	<del>P</del>	<del>P</del>	P		
													18. Used Car Only Sales Lot				<del>S</del>	<u>PS</u>	<del>P</del>	<del>P</del>	P	7f	
													19. New Agricultural or Utility Trailer Sales				S	<u>PS</u>	P	P	P		
													<del>20. Wrecking or Salvage Yard</del>				<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>		<del>8d</del>	<del>19</del>
													<del>21</del> 20. Trailer, Truck or Recreational Vehicle Rental				<del>S</del>	<u>PS</u>	P	P	P		29

Residential Districts													Permitted Primary Uses		Nonresidential Districts							Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
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		
													D. Commercial and Warehouse Uses										
													1. Adult Entertainment Establishment						P	P		5b	21, 30
													2. Bakery or Confectionery Wholesale					<del>P</del> <u>S</u>	P	P	P	8e	
													3. Bottle Works Wholesale					<del>P</del> <u>S</u>	P	P	P	8e	
													4. Building Material or Lumber Yard				<del>P</del> <u>S</u>	<del>P</del> <u>S</u>	P	P	P	8a, 8d	28
													5. Cabinet Making					<del>P</del> <u>S</u>	P	P	P	8e	
													6. Woodworking Shop					<del>P</del> <u>S</u>	P	P	P	8e	
													7. Chemical Products, Bulk Storage					S	S	P	P	8c	
													8. Upholstery					<del>P</del> <u>S</u>	P	P	P	8e	
													9. Cleaning, Laundry Plant					<del>P</del> <u>S</u>	P	P	P	8e	
													10. Dyeing Plant					S	P	P	P	8e	
													11. Cleaning Plant, Other Than Clothing and Linen					<del>P</del>	P	P	P	8e	
													12. Clothing Mfg. or Light Fabrication and Assembly					<del>P</del> <u>S</u>	P	P	P	8e	
													13. Contractor Shop and Storage Yard (Outside)					S	P	P	P	8d, 8e	
													14. Feed Store					<del>P</del> <u>S</u>	<del>P</del>	<del>P</del>	P	8e	
													15. Heavy Machinery Sales, Service or Storage					<del>P</del> <u>S</u>	P	P	P	8d, 8e	
													16. Job Printing					<del>P</del> <u>S</u>	P	P	P	8e	
													17. Newspaper Printing					<del>P</del> <u>S</u>	P	P	P	8e	
													<del>18. Machine Shop or Welding</del>					<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>8e</del>	
													<del>19</del> 18. Maintenance or Repair Services For Buildings					<del>P</del> <u>S</u>	P	P	P	8e	
													<del>20</del> 19. Mini-Warehouses				<del>P</del>	<del>P</del> <u>S</u>	<del>P</del> <u>S</u>	<del>P</del> <u>S</u>	P		27
													<del>21</del> 20. Nursery-Wholesale					<del>P</del>	<del>P</del> <u>S</u>	<del>P</del> <u>S</u>	P	8e	
													<del>22</del> 21. Open Storage or Sale of Commodities Not Elsewhere Listed					<del>P</del> <u>S</u>	<del>P</del> <u>S</u>	<del>P</del> <u>S</u>	P	8d	
													<del>23</del> 22. Paint Shop or Paint Mixing, Wholesale or Warehouse					<del>P</del> <u>S</u>	P	P	P	8e	

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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
													D. Commercial and Warehouse Uses (continued)									
													<del>24</del> <u>23</u> . Plumbing, Electrical or Air Conditioning Sales and Service			<del>P</del> <u>PS</u>	<del>PS</del>	P	P	P	8e	
													<del>25</del> <u>24</u> . Recycling Collection Center <u>or Freestanding Donation Box</u>				<del>PS<u>PS</u></del>	<del>PS<u>PS</u></del>	P		8e	
													<del>26</del> <u>25</u> . Scientific or Research Laboratories			<del>P</del> <u>PS</u>	<del>PS</del>	P	P	P	8e	
													<del>27</del> <u>26</u> . Storage or Sales Warehouse			<del>PS</del> <u>PS</u>	<del>PS</del>	P	P	P	8c	27
													<del>28</del> <u>27</u> . Trailer or <del>Mobile Home</del> <u>Manufactured Housing</u> Sales or Rental				<del>P</del>	P	P	P	8d	
													<del>29</del> <u>28</u> . Wholesale Office or Sample Room Only			<del>PS</del> <u>PS</u>	<del>PS</del>	P	P	P	8c	
				</																		

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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	P	SP		
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	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 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 Assisted Living 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	

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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
													F. General Retail Uses									
													1. Bakery or Confectionery <del>Shop</del> Store, Retail	P	P	P	P	P	P	P	4b	24
													2. Book Store, Retail	P	P	P	P	P	P	P	4b	24
													3. Camera and Photography Supply	P	P	P	P	P	P	P	4b	24
													4. Cleaning and Laundry, Retail			PS	PS	P	P	P	4b	
													5. <del>Discount, Variety,</del> New Clothing or Department Store			P	P	P	P	P	4b	
													6. Discount Store			S	S	P		P	4b	
													7. Drug Store or Pharmacy	P	P	P	P	P	P	P	4b	24
													8. Florist, Retail	P	P	P	P	P	P	P	4b	24
													9. Food or Beverage Sales Store	P	P	P	P	P	P	P	4b	24
													10. Furniture, Home Furnishings or Appliance Store			P	P	P	P	P	4c	
													11. Upholstery, Retail		S	P	P	P	P	P	4c	
													12. Gift, <del>Novelty or Souvenir</del> Store	P	P	P	P	P	P	P	4b	24
													13. Handicraft or Art Object Sales Store		P	P	P	P	P	P	4b	
													14. Hobby, Toy or Game <del>Shop</del> Store		P	P	P	P	P	P	4b	
													15. Jewelry Store		P	P	P	P	P	P	4b	
													16. Luggage or Leather Goods Store			P	P	P	P	P	4b	
													17. Non-Traditional Smoking Related Business				S	S	S		4b	
													18. Nursery or Garden <del>Shop</del> Store, Retail			P	P	P	P	P	4b	28
													19. Pawn Shop					P	P		4b	
													20. Pet Shop			P	P	P	P	P	4b	
													21. Retail and Service Establishments Not Elsewhere Listed	S	S	PS	PS	PS	PS	P	4a, 4b	22, 24
													22. Sewing, Needlework and Goods Store		P	P	P	P	P	P	4b	
													23. Stationery or Office Supply Store	P	P	P	P	P	P	P	4b	24
													24. Sporting Goods or Bicycle <del>Shop</del> Store			P	P	P	P	P	4b	
													25. Used Merchandise Store			PS	PS	P	P	P	4b	



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													G. General Service and Office Type Uses									
													1. Advertising Agencies	P	P	P	P	P	P	P	6d	
													2. Advertising Service with Outdoor Storage Facilities				P	P	P	P	6d	
													3. Drive-In Banking Facilities			P	P	P	P	P	6a	
													4. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P	P	P	P	6a	
													5. Beauty Shop or Barber Shop	S	P	P	P	P	P	P	4a	
													6. Catering Service			P	P	P	P	P		
													7. Coin-Operated Laundries and/or Dry Cleaning, Self-Service		P	P	P	P	P	P	4e	
													8. Computer and/or Data Processing Services	P	P	P	P	P	P	P	6d	
													9. Eating Places with Drive-Through Service			S	S	S	S	P	5b	21, 36
													10. Eating Places without Drive-Through Services		P	P	P	P	P	P	5a	21
													11. Fix-It Shop or Household Appliance Service and Repair		S	P	P	P	P	P	4c	
													12. Food Carts			P	P					33
													13. Agents for Garment Pressing, Laundries or Dry Cleaning	S	P	P	P	P	P	P	4a	
													14. Key Shop	S	P	P	P	P	P	P	4a	
													15. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P	P	P	P	6d	
													16. Medical or Dental Laboratories	P	P	P	P	P	P	P	6d	
													17. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P	P	P	P	6c	
													18. Office, Professional or Administration	P	P	P	P	P	P	P	6d	
													19. Personnel Supply Services	P	P	P	P	P	P	P	6d	
													20. Pet Grooming		P	P	P	P	P	P	4a	
													21. Private Club or Lodge			P	P	P	P	P	5b	21
													22. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P	P	P	P	4a	
													23. Studio for Photographer, Musician or Artist	P	P	P	P	P	P	P	4a	
													24. Tailor or Dressmaking Shop	P	P	P	P	P	P	P	4a	



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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	I. Hotels, Group Quarters and Other Lodging Places										OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800	
													<u>1. Bed and Breakfast Inn</u>																<u>P</u>			
S	S	S	S	S	S	S	S	S	S	S	S	S	42. Group Foster Homes																P	1a		
											S	S	<del>23. Home for the Aged</del> <u>Age Restricted Senior Living Facility</u>										S	<del>P</del> <u>S</u>	<u>S</u>				P	2j		
												S	34. Hotel or Motel										S	<del>P</del> <u>S</u>	P	<u>P</u>	<u>P</u>		P	1g	4, 21	
											P	P	45. Houses on a Membership Basis																P	1g		
											P	P	56. Private Dormitory																P	1i		
											P	P	67. Rooming and Boarding House, Organization Hotel or Lodging																P	1f		
													<u>8. Vacation Rental</u>																<u>P</u>			

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													1. Aircraft Hardware or Parts Manufacturing					P	P	P	8f	
													2. Aircraft Manufacturing						I	P	8f	
													3. Appliance (Small) Manufacturing					P	P	P	8f	
													4. Automobile Manufacturing						I	P	8f	
													5. Boiler Works						I	P	8f	
													6. Chemical Processing					S	I	P	8f	
													7. Clay Products Manufacturing					S	I	P	8f	
													8. Container Manufacturing (Wood, Paper or Plastic)					P	P	P	8f	
													9. Cotton or Cottonseed Processing or Storage						I	P	8f	
													10. Creamery/Dairy Products Mfg. or Wholesale Distribution				<u>PS</u>	P	P	P	8f	
													11. Electrical Component Manufacturing				<u>PS</u>	P	P	P	8f	
													12. Electrical Equipment or Appliance Manufacturing (Large)						I	P	8f	
													13. Electroplating					P	P	P	8f	
													14. Flour Mill						I	P	8f	
													15. Food Processing					P	P	P	8f	
													16. Foundry, Forge Plant or Rolling Mill						I	P	8f	
													17. Furniture, Cabinet Manufacturing					P	P	P	8f	
													18. Kitchen Equipment					P	P	P	8f	
													19. Heavy Equipment Manufacturing						I	P	8f	
													20. Ice Cream Manufacturing				<u>PS</u>	P	P	P	8f	
													21. Ice Manufacturing or Storage				<u>PS</u>	P	P	P	8f	
													22. Machine Shop or Welding				<u>PS</u>	P	P	P	8f	
													23. Metal Fabrication Plant				S	P	P	P	8f	

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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	L. Public Utilities			OP	C-1	C-2	C-3	I-1	I-2	PD		
P	P	P	P	P	P	P	P	P	P	P	P	P	1. Cable TV Transmission Line			P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	2. Electric Transmission Line			P	P	P	P	P	P	P		
													3. Electrical Generating Plant					S	S	P	P			
S	S	S	S	S	S	S	S	S	S	S	S	S	4. Electrical Substation			P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	5. Gas Transmission Line or Metering Station			P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	6. Local Utility Service Line			P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	7. Pumping Station			P	P	P	P	P	P	P		
S	S	S	S	S	S	S	S	S	S	S	S	S	8. Radio, TV or Microwave Tower			S	S	S	S	S	S	S		
S	S	S	S	S	S	S	S	S	S	S	S	S	9. Railroad Switching Yards			S	S	S	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	10. Sewage Pumping Station			P	P	P	P	P	P	P		
													11. Sewage Treatment Facility						S	P	P			
S	S	S	S	S	S	S	S	S	S	S	S	S	12. Telephone Exchange, Switching Relay or Transmission Station			P	P	P	P	P	P	P		
													13. Utility Business Office			P	P	P	P	P	P	P	6d	
													14. Utility Service or Storage yard or Buildings					S	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	15. Water Standpipe or Elevated Water Supply, Reservoir or Well			P	P	P	P	P	P	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	16. Water Treatment Plant			P	P	P	P	P	P	<u>P</u>		



Residential Districts													Permitted Primary Uses		Nonresidential Districts							Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
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	M. Recreation and Entertainment Uses		OP	C-1	C-2	C-3	I-1	I-2	PD		
													1. Amusement, Commercial (Indoor)				P	P	P	P	P	3c	21
													2. Amusement, Commercial (Outdoor)				S	<del>P</del> S	<del>P</del>	<del>P</del>	P	3d	21
													3. Bar, Dance Hall or Night Club				S	S	<del>P</del>	<del>P</del>	<del>P</del>	5b	21
													4. Bowling Alley				P	P	P	<del>P</del>	P	3b	21
<del>S</del>													5. Campground <u>or Recreational Vehicle Park</u>				<del>S</del>	<del>P</del>	<del>P</del>	<del>P</del>	P		
													6. Coin-Operated Amusement Devices			<del>S</del>	P	P	<del>P</del>	<del>P</del>	P	3c	
													7. Commercial Sport, Ballpark, Stadium or Athletic Field				S	P	P	<del>P</del>	P	3e	
S	S	S	S	S	S	S	S	S	S	S	S	S	8. Country Club		P	P	P	P	<del>P</del>	<del>P</del>	P	3g	
<del>S</del>													<del>9. Drag Strip or Commercial Racing</del>						<del>S</del>	<del>S</del>		<del>3d</del>	
													<del>10</del> 9. Driving Range or Miniature Golf Course				P	P	<del>P</del>	<del>P</del>	P	3h	
													<del>11</del> 10. Go-Cart <u>Track</u>					<del>S</del>	<del>P</del>	<del>P</del>	<del>P</del>	3d	
P	P	P	P	P	P	P	P	P	P	P	P	P	<del>12</del> 11. Golf Course		P	P	P	P	P	P	P	3g	
<del>S</del>													<del>13</del> 12. Gun Club, Skeet or Target Range				S	S	S	S	<del>P</del>		
													<del>14</del> 13. Membership Sport or Recreation Club				P	P	P	<del>P</del>	P		
P	P	P	P	P	P	P	P	P	P	P	P	P	<del>15</del> 14. Parks		P	P	P	P	P	P	P		
													<del>16</del> 15. Pool or Billiard Hall				<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	3c	21
													<del>17</del> 16. Rodeo Ground					<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	3d	21
													<del>18</del> 17. Roller or Ice Skating Rink				P	P	P	<del>P</del>	P	3d	
<del>S</del>													<del>19</del> 18. Stable, Commercial, Rental or Boarding					<del>P</del>	<del>P</del>	<del>P</del>	P		14
<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>					<del>20</del> 19. Stable, Riding Club					<del>P</del>	<del>P</del>	<del>P</del>	P		13
													<del>21</del> 20. Swimming Pool, Commercial				P	P	<del>P</del>	<del>P</del>	P		9
													<del>22</del> 21. Theatre, Drive-In					<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
													<del>23</del> 22. Theatre, Other Than Drive-In				P	P	P	<del>P</del>	P	3a	

[illegible]

[illegible]



clients; length of stay of guest clients ranges from one (1) to thirty (30) days; and the owner/operator resides on-site.

5. Building - Any structure either temporary or permanent, having a roof or other covering, and designed, built or intended for the shelter or enclosure or partial enclosure of persons, animals, chattels or movable property of any kind or for an accessory use. Where independent units with separate entrances are divided by absolute fire separations, each unit so separated shall be deemed a building. This definition shall include structures wholly or partly enclosed with an exterior wall.
6. Building, accessory - A building which (1) is subordinate to and serves a principal structure or a principal use, (2) is subordinate in area, extent, and purpose to the principal structure or use served, (3) is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this ordinance, and (4) is customarily incidental to the principle structure or use. Any portion of a principal structure devoted or intended to be devoted to an accessory use is not an accessory structure.
7. Building Line - A line on a lot, generally parallel to a lot line or street right-of-way line, located at a sufficient distance therefrom to provide the minimum yards required by this Ordinance. The building line delimits the area in which buildings are permitted subject to all applicable provisions of this Ordinance.
8. Building, Main/Principle - The building or buildings on a lot which are occupied by the primary use.
9. Building, Mixed Use - Any building used partly for residential use and partly for community facility and/or commercial use.

#### **Section 2200 C.**

1. Campground or Recreational Vehicle Park - Any plot or tract of land used for the temporary placement of camping trailers, travel trailers, motor homes, recreational vehicles and designed for overnight camping. Said property shall provide utilities and sanitary facilities as deemed necessary by the City for the patrons.
2. Camping or Travel Trailer - vehicles that are currently registered as recreational vehicles with the Vehicle Title and Registration Division of the Texas Department of Transportation, having no foundation other than wheels, jacks, blocks or skirting and is designed to be towed from place to place and which by design is to be occupied as a dwelling on a temporary basis. This definition shall include "trailer coach, motor home, recreational vehicle" which by definition are similar to "camping or travel trailer" but are designed to be driven and contain their own power plant, drive train and steering device.
3. Church or Rectory - A place of worship and religious training of recognized religions including the on-site housing of minister, rabbis, priests, nuns and similar staff personnel.
4. Clinic, Medical or Dental - Facilities for examining, consulting with and treating patients including offices, laboratories and out-patient facilities but not including hospital beds and rooms for acute or chronic care. This term applies only to facilities used by more than two (2) health care practitioners or establishments.

11. Manufactured Home Lot or Pad - A plot of ground within a manufactured home rental community or subdivision designed for the accommodation of one manufactured home, with an area of not less than 4500 square feet and meeting all setbacks contained herein.
12. Model Home - A single-family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.
13. Motor/Railroad Freight Terminal - A building or area in which freight brought by motor truck or railroad car is assembled and is stored for interstate and/or intrastate shipment by motor truck or railroad car. A motor freight terminal is a truck terminal.
14. Multi-Tenant Office Or Retail Strip Building – A building with two (2) or more office or retail tenants in a single structure on the same lot with each tenant having its own separate entrance on the building’s exterior.

#### **Section 2200 N.**

1. Nursery - An enterprise which conducts the retail sale of plants grown on or off the site, as well as accessory items directly related to their care and maintenance but not power equipment such as gas or electric lawnmowers and farm implements. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, baskets, rake and shovels.
2. Nursing or ~~Personal Care~~ Assisted Living Facility - A private home for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders, not containing equipment for surgical care or the medical treatment of disease or injury.
3. Nonconforming Building, Lawful – A building, structure, or portion thereof which does not conform to the regulations of this ordinance and which lawfully existed at the time the regulations with which it does not conform became effective.
4. Nonconforming Use, Lawful - A use of a building or land which does not conform to the use district regulations of this Ordinance and which lawfully existed at the time the regulations with which it does not conform became effective. A lawful conforming use existing at the time of the adoption of this ordinance shall not become nonconforming as a result of a Specific Use Permit requirement.
5. Non-Traditional Smoking Related Business – A retail establishment or other business whose principal business is the offering of a service related to, or the selling of, renting or exhibiting of products or devices known as water pipes, hookahs, electronic cigarettes or electronic vaping devices, steam stones, hookah pens or any comparable devices. For the purpose of this definition, the term “principal” shall mean over 25% of the volume of sales or rentals, stock in trade or display areas generated from or devoted to the products or devices described herein.

#### **Section 2200 O.**

1. Occupancy - Occupancy as used herein pertains to and is the purpose for which a building is used or intended to be used. A change of occupancy is not intended to include a change of tenants or proprietors.
2. Openings for Light and Air - Any windows, window walls or glass panels located in the building, but not including doors which are used only for ingress or egress.
3. Open Space - An area included in any side, rear or front yard or any unoccupied space on a lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves and plant material.
4. Open Space, Common - Parks, playgrounds, community centers, golf courses, parkways, water areas or similar areas which are created as private open space under a permanent agreement for maintenance and responsibility and is accepted by the City Council and approved by the City Attorney.

**Section 2200 P.**

1. Parkway - That public property situated between the curb or edge of a street and the property line of the land adjacent.
2. Philanthropic Institution - Any organization operating under a non-profit charter, the activities of which are devoted exclusively to benevolent purposes.
3. Porch - An exterior structure that extends along the outside of a building, usually roofed and generally open-sided but may also be partially enclosed, screened, or glass-enclosed; it is often an addition to the main structure.
4. Public Building, Utility Shop or Storage Yard of Local, State or Federal Government - Facilities such as office buildings, maintenance yards or shops required by branches of Local, State or Federal Government for service to an area, such as Highway Department Yard or City Service Center.
5. Publicly Owned Non-School Facility - A structure, facility or land area owned by a governmental entity including a public school district that is not used for classroom instruction purposes but for administration, maintenance, vehicle storage, entertainment or athletic competition not focused on continuing instruction. Facilities of this type will be treated as public uses of structures or land for zoning, alcoholic beverage regulation and other regulatory purposes.

**Section 2200 Q.** (Reserved for Future Use)

**Section 2200 R.**

1. Radio, Television or Micro-Wave Tower - Structure supporting an antenna for transmitting or receiving any portion of the radio spectrum, but excluding non-commercial antenna installations for home use of radio or television.
2. ~~Railroad Team Track - A siding for spotting and unloading or loading box cars or other railroad cars and which area is connected to a public street by a drive or access.~~

- r. Street lights within the manufactured home rental community or subdivision shall be provided along all internal streets at 300 feet intervals. Each fixture shall have a minimum 200 watt lamp of high pressure sodium.
- N. Parking or placing manufactured homes, camping, travel trailer, trailer coach or recreational vehicle shall be allowed only as follows:
1. Camping or travel trailers will be allowed for temporary occupancy in manufactured home rental communities, but any lots which travel trailers are placed must conform to manufactured home lot requirements.
  2. It shall be unlawful for any person to park, place or locate any camping or travel trailer in any place in the City except within an approved Campground [or Recreational Vehicle Park](#) as defined in Section 2000C or in a manufactured rental community as provided in this subsection.
  3. No camping or travel trailer may be placed in a manufactured home rental community for over seven (7) days out of any period of thirty (30) consecutive days. The owner of the manufactured home rental community shall keep a record book showing the day and time of arrival of each camping or travel trailer, the license number, the owner or resident of the trailer, a description of the trailer, and upon departure, show the date and time of leaving. Entries shall be made in this book promptly upon arrival of such trailer, and these books shall be open to inspection by officers of the City at any time. Special camping or travel trailer parking areas with central dumps for sewage, etc., without the necessity of conforming with all manufactured home lot requirements for each trailer may be provided in manufactured home rental communities but only with approval of the City Council for the specifications of each area. Special camping or travel trailer parking areas shall be subject to the requirements for records and length of stay.
  4. A camping or travel trailer may be placed in an assigned spot or pad site in an approved camp ground for up to 12 months. At the end of that 12 month period, the camping and travel trailer must be relocated to another assigned spot or pad site before continuing its stay in the same camp ground. The same relocation requirement shall apply at the end of each 12 month period during an extended stay.
  5. The owner or operator of a camp ground shall not have any ownership or proprietary interest in any of the camping and travel trailers within his camp ground.
  6. It is specifically provided that camping or travel trailers may be located, for storage purposes only, on the premises of the owner of the camping or travel trailer or City approved storage area within a manufactured home rental community.
  7. It shall be unlawful for any person to park, place or locate a HUD-Code manufactured home in any place in the City except in a licensed manufactured home rental community or manufactured home subdivision as provided in this Section, or in a non-residential district for purpose of sale provided in Section 4400 of this Ordinance, or in a PR or Single-family Residential District provided that the following conditions are met:
    - a. A specific use permit has first been obtained for the placement or location of the HUD-Code manufactured home.



## SECTION 7200B PARKING GROUP TABLE

Use	Number of Parking Spaces	Required For each	Additional Requirements
d. Public Assembly Hall with fixed seating	1	4 seats	
e. Public Assembly Hall without fixed seating	1	100 sq. ft. of floor area	
f. Church	1	4 seats in sanctuary or auditorium	
g. Kindergarten, Day Nursery or Child Care Center	1	8 pupils	
h. Hospital—acute or chronic care	1	1½ beds	
i. Hospital—alcoholic, narcotic, psychiatric patients	1	2 employees or attendant, plus	
	1	10 residents	
j. <del>Home for the Aged</del> <u>Restricted Senior Living Facility</u>	1½	Dwelling unit	
k. Library or Museum	1	300 sq. ft. of public area	
l. Fraternity or Sorority	1	200 sq. ft. of floor area	
m. Student Religious Center	1	250 sq. ft. of floor area	
n. Nursing <del>and Personal Care</del> <u>or Assisted Living Facility</u>	1	6 beds	
o. Mortuary or Funeral Chapel	1	4 seats in chapel	
p. Labor Union	1	300 sq. ft. of floor area	

### 3. RECREATIONAL, SPECIAL ENTERTAINMENT

- |   |   |                           |
|---|---|---------------------------|
| a. Theater  | 1 | 4 seats                   |
| b. Bowling Alley  | 4 | Lane                      |
| c. Pool halls, Coin-machine<br>Arcades, Other Commercial<br>Amusements (indoor) | 1 | 100 sq. ft. of floor area |

screening wall or landscaping removed by the utility company to permit reasonable access to the service equipment.

*Ordinance No. 1585, Adopted 8/28/06*

3. All development:

- a. The fencing, screening or enclosure of individual rooftop equipment shall not be permitted.
- b. The developer shall provide a line-of-sight drawing with building permit application upon request by city staff to ensure compliance with the provisions in this subsection.
- c. In case that visual screening of HVAC equipment cannot be achieved due to topographic differences between abutting properties, or between the property and the abutting street, the developer or owner may appeal to the Board of Adjustment for a special exception as set forth in Section 6300 of this ordinance.

**B. Trash containers, Refuse or Recycling Storage Screening:**

1. Trash container and storage area for refuse or material awaiting disposal or recycling shall be visually screened on three sides with a fence or wall not less than the height of the trash container or the refuse or materials being stored. The remaining side shall be equipped with an opaque gate.
2. The screening shall utilize construction materials that match the predominant material used on the building; no wood or chain-link fence materials shall be allowed except for the opaque gate. (*Ordinance No. 1484, Adopted 5/10/04*)
3. In case the visual screening required above cannot be achieved due to topographic differences between abutting properties, or between the property and the abutting street, the developer or owner may appeal to the Board of Adjustment for a special exception as set forth in Section 6300 of this ordinance.

~~C. Wrecking and Salvage Yard Screening: All wrecking and salvage yards with open storage shall be completely surrounded by a solid screening fence or wall which provides a visual barrier not less than eight (8) feet in height.~~

**D.C. Loading Dock and Truck Berth Screening**

1. In C-1, C-2 or C-3 zoning, all loading docks and truck berths not totally screened by an intervening building shall be screened from view from the public streets that abut the property where the loading docks and truck berths are located.
2. The developer shall provide a line-of-sight drawing with building permit application upon request by city staff to ensure compliance with the provisions in this subsection.
3. Screening shall be accomplished by an opaque screening wall, earthen berm or a combination of screening wall and earthen berm with a minimum height of ten (10) feet, unless the developer shall present evidence to prove that an alternate height is sufficient due to the unique configuration of the site.

dumpster pads and loading area in front of dumpsters shall be constructed with six (6) inches of concrete pavement on a scarified and compacted subgrade. The concrete pavement shall be reinforced with three-eighth (3/8) inch steel bars spaced twenty-four (24) inches on center each way or six by six (6 x 6), #6 gauge welded wire fabric. An approved paving fiber may be substituted for the reinforcing steel. Chairs shall be used to support reinforcement.

- g. Access: Principal access to multi-family residential developments shall be restricted to minor collector or larger streets. The primary connection from such access to major collectors or larger streets shall not pass through any street that is bordered on both sides by one of the Single-Family Residential Districts or a combination of those districts.
  - h. No single structure shall exceed three hundred (300) feet in length.
3. Manufacturing Housing or Camping Trailer: A manufactured home or camping trailer shall be permitted only in a manufactured home rental community or a manufactured home subdivision or an approved Campground [or Recreational Vehicle Park](#).
4. Hotel and Motels:
- a. To be classified as a hotel or motel, an establishment must meet each of the following requirements:
    - 1. The establishment shall contain a minimum of twenty (20) individual guest rooms or units and an office.
    - 2. The establishment shall furnish customary hotel service, including but not limited to laundry service, linen service, telephone, maid service, use of and up-keep of furniture.
    - 3. The establishment shall maintain a register of guest, however, no guest shall be registered for more than thirty (30) consecutive days.
    - 4. Guest rooms shall not be used in any form or manner as a permanent residence.
  - b. Hotels or motels shall provide interior access to guestrooms. The use of exterior corridors on hotels or motels on any exterior façade of the building shall be prohibited. Exterior access to guestrooms shall only be permitted for rooms facing a courtyard that is enclosed on four sides by the hotel or motel building.
  - c. Outdoor recreational facilities at hotels and motels such as swimming pools, sports courts and playgrounds shall be located behind the building, or if located on the side of the building shall not be forward of the front building elevation that is closest to the street. The facility must be screened from view of public rights-of-way by fencing, landscaping, or a combination of these. Wood or chain link fencing shall not be permitted.
5. Residential Accessory Buildings:

18. Auto Repair Garages, Paint and Body Shops Tire Changing and Patching Shops: Automobile repairing, painting, glass, upholstering, auto tire body and fender work shall be performed only under the following conditions.
  - a. All body and fender repairing shall be done within a completely enclosed building or room with stationary windows, doors or other openings that may be opened only at intervals necessary for ingress and egress;
  - b. No spray painting may be done except in a building or room specially designed for that purpose;
  - c. All other auto repairing, glass, upholstering, and tire work shall be conducted within a building enclosed on at least three (3) sides.
  - d. All temporary storage of vehicles awaiting dismantling or repair and outside storage of materials or products for finishing, fabrication, and disposal, shall be completely screened from the public's view by a six (6) foot high opaque fence.
19. ~~Wrecking or Salvage Yard: the minimum lot area required for a wrecking or salvage yard shall be twenty (20) acres. All wrecking or salvage yard shall comply with the screening requirements in Section 7300C.~~ Reserved for future use.
20. Farm, Ranch or Orchard: A minimum lot area of three (3) acres or more shall be required for farm, ranch or orchard use. Stables, corrals, pens, barns, buildings and other structures used for the enclosure or retainment of farm animals shall conform to requirements as set forth in subsection 14 e, f, g, h and i above.
21. Establishments that sell alcoholic beverages: All establishments that sell alcoholic beverages shall conform to the following provisions:
  - a. The sale of alcoholic beverages shall be permissible only after obtaining the appropriate licenses and/or permits in accordance with the applicable State of Texas regulations.
  - b. When applying for a Mixed Beverage Permit from the State of Texas, a restaurant that holds a food and beverage certificate and private club permit from the Texas Alcoholic Beverage Commission prior to September 10, 2005 is exempt from the requirements in subsection c and d below provided that the restaurant has not been closed for business for more than six months preceding the application.
  - c. No sale of alcoholic beverages shall be permitted by any establishment which is located within three hundred (300) feet of a church, public or private school or public hospital. The measurement of the distance between a place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between a place of business where alcoholic beverages are sold and public or private schools shall be in a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections.
  - d. No sale of alcoholic beverages shall be permitted by any establishment which is located within three hundred (300) feet of a day-care center or child-care facility, as defined by

22. Retail and Service Establishments Not Elsewhere Listed: Any retail sales or service establishment which is not listed in Section 4400B may be permitted in the designated Districts, ~~only when~~ except in the OP, C-1 and C-2 Districts, all inventory, equipment and items for sale are displayed entirely within an enclosed building; and further provided that such use is not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise or vibration and that no type of manufacturing or treatment shall be permitted on any premises in the OP, C-1 and C-2 Districts other than the manufacture of products clearly incidental to the conduct of a retail business on the premises.
  
23. Temporary Batch Plant: The Director of Public Works may issue a permit for a temporary batch plant provided that the plant is located at least 300 feet away from any park, school, child care center, or residential structure and that the plant shall not be located on the same property more than 120 days. The operator of a temporary batch plant must apply to the Board of Adjustment for a Special Exception under Section 6300 of the Zoning Ordinance if the plant is to be located closer than 300 feet to any park, school, child care center or residential structure, or if the plant will be located on the same property more than 120 days. All temporary batch plants, whether allowed by permit or by Special Exception, shall conform to the following requirements:
  - a. The stationary equipment of a temporary batch plant shall not be located closer than 100 feet to the nearest property line.
  - b. The hours of operation of a temporary batch plant shall be restricted to Monday through Friday from 7:00 am to 7:00 pm, and Saturdays, 9:00 am to 5:00 pm. Hauling aggregate (sand and gravel) to or from the site on Saturdays shall be prohibited.
  - c. The site on which the temporary batch plant is located shall be returned to its original condition within thirty (30) days following the termination of the plant operations.
  - d. No more than one temporary batch plant shall be permitted on the same property within a period of eighteen (18) consecutive months.
  - e. A temporary batch plant shall be located on property of the construction site or abutting the construction site or project.
  - f. Concrete or asphalt from a temporary batch plant shall not be trucked over to any other construction site other than the site of the project for which the plant was approved.
  - g. A temporary batch plant shall comply with all standards of and must receive a permit from the Texas Commission on Environmental Quality. A plant shall meet all current city ordinances pertaining to storm water, dust or other environmental standards.

*(Ordinance No. 1415, Adopted 2/10/03)*

24. Offices: Office development in the OP, Office Park District, shall be subject to the following additional supplemental conditions:
  - a. Impervious surface coverage consisting of all buildings and structures and all paved or impervious surfaces shall not exceed ninety (90) percent of the total lot area.

- b. Store front, show window, or display window effects shall not be permitted and there shall be no display from windows or doors and no storage of merchandise in the building or on the premises except in quantities customarily found in professional or business offices and the associated retail and service type business.
  - c. Permitted retail and service type uses in the OP district shall be conducted for the sole convenience of the occupants of the associated office building and there shall be no entrance to any such place of business except from the inside of the building.
25. Industries Not Elsewhere Listed: Industrial uses in the I-1, Light Industrial District shall include only those operations which are not offensive by reason of the creation of a hazard or emission of detectable dust, odor, glare, noise, smoke, gas, fumes or vibration beyond the bounding property lines of the lot or tract upon which the use is located. It is the intent of the I-1, Light Industrial District that the processing of raw material, to be used by another industrial operation, not be permitted. Manufacturing or industrial operations not specifically listed in the Permitted Use Table are intended to be located in the I-2, Heavy Industrial District unless such operations meet the special conditions set forth above for the I-1, Light Industrial District. Said conditions shall apply to both listed and unlisted uses permitted in the I-1 District. The installation of abatement devices for control of dust, odor, noise, etc. may be necessary in certain instances.
26. New and Used Car Sales Lot: No combined new and used car sales lot shall have more than fifty (50) percent of the vehicle units for sale made up of used cars.
27. Warehouses: All mini-warehouses located in the ~~C-2~~C-3 District shall setback a minimum of one hundred (100) feet from the front lot line. No outside storage or display of merchandise, vehicles, equipment or objects are permitted in the C-2 District except as provided in Section 7500C of the Ordinance.
28. Building Material and Lumber Sales, ~~Plant~~-Nursery, Garden Center - Notwithstanding the restrictions of Section 7500 C, outside storage of materials, supplies, products and containers customarily associated with building materials, lumber sales and plant nurseries are permitted in the C-2 and C-3 Districts provided such storage area is visually screened from the street by a six (6) foot high solid fence, and provided that all building materials and lumber shall be placed on pallets or neatly packaged and consist of no used items; and provided that all plant or landscaping materials be balled or burlaped or neatly contained in pots and/or buckets.
29. In ~~the C-2, Community Business District and~~ the C-3 Commercial-Manufacturing District, no trailer, truck or recreational vehicle available for rent shall exceed the size of a single rear axle vehicle. Trailers available for rent in said Districts shall be limited to a single wheel, dual axle, bumper pull type maximum.
30. Adult Entertainment Establishment: Adult entertainment establishments shall conform to with all applicable regulations in the Mansfield Code of Ordinances as now existing or as hereafter amended.
31. Reserved for future use.
32. Quarters for an On-Site Manager or Caretaker of a Mini-warehouse Facility: Residential quarters for mini-warehouse facilities shall conform to the following requirements: