

# Land Use and Development Standards

**TABLE IV-1  
Permitted Land Use Matrix**

LAND USE	PERMIT REQUIREMENT BY DISTRICT							
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<b>AUTOMOTIVE RELATED USES</b>	<b>NT</b>	<b>PR</b>	<b>DA-1</b>	<b>DA-2</b>	<b>MP</b>	<b>H/PCH</b>	<b>WT</b>	<b>HMD</b>
Auto Parts Sales - No Installations	P	P	P	P	P	P	P	
Auto Parts and Car Stereo Sales - with Installations	C	C	C <sub>(1)</sub>	C <sub>(1)</sub>	C			
Automobile/Vehicle Repair	C	C	C <sub>(1)</sub>	C <sub>(1)</sub>	C			
Automobile Rentals	C	C	C <sub>(2)</sub>	C <sub>(2)</sub>	C			
Automobile Sales and Leasing, with repair/service	C	C	C		C			
Automobile Sales and Leasing, without repair/service	M	M	M		M			
Automobile Service Stations	C	C		C	C		C	
Car Wash, Full Service	C	C			C			
Car Wash, Mechanical Self Service	C <sub>(3)</sub>	C <sub>(3)</sub>			C <sub>(3)</sub>			

- (1) within a shopping center
- (2) within a shopping center or incidental to hotel
- (3) in conjunction with the operation of a service station

**EATING AND DRINKING  
ESTABLISHMENTS**

	<b>NT</b>	<b>PR</b>	<b>DA-1</b>	<b>DA-2</b>	<b>MP</b>	<b>H/PCH</b>	<b>WT</b>	<b>HMD</b>
Alcohol Service in conjunction with restaurant	C	C	P	P	C	C	C	C
Bars and Cocktail Lounges	C	C	C or I <sub>(1)</sub>	C or I <sub>(1)</sub>	C		C	
Entertainment in conjunction with bar or restaurant	C	C	C or I <sub>(1)</sub>	C or I <sub>(1)</sub>	C	C	C	
Outdoor Dining in conjunction with established restaurant	M	M	I	M	M		M	I
Restaurants, Class I (full service)	C	C	M	C	C	C	C	I
Restaurants, Class II (fast-food)	C	C	I	I	C		C	I
Restaurants, Class III (take-out)	P	P	P	P	P		P	I
Restaurants, Class IV (limited service/snack shop - bakery, coffee, deli, ice cream, yogurt)	P	P	P	P	P	P	P	I
Restaurants, with drive-through sales	C	C			C			

- (1) incidental to a hotel

**HEALTH CARE SERVICES**

	<b>NT</b>	<b>PR</b>	<b>DA-1</b>	<b>DA-2</b>	<b>MP</b>	<b>H/PCH</b>	<b>WT</b>	<b>HMD</b>
Extended Care Facilities								P
Hospitals and/or Surgery Clinics								P
Offices, Medical or Dental	P	P	P	P	P	P	P	P
Residential Care Facilities								P

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**TABLE IV-1  
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**COMMUNICATIONS & TRANSPORTATION**

	NT	PR	DA-1	DA-2	MP	H/PCH	W	HMD
Antennas, communication facilities	M	M	M	M	M		M	M
Park and Ride Facilities	C	C	C	C	C		C	
Transit centers and stations	C	C	C	C	C	C	C	C

**RECREATION, COMMUNITY SERVICES, EDUCATION, PUBLIC ASSEMBLY**

	NT	PR	DA-1	DA-2	MP	H/PCH	WT	HMD
Arcades	C	C	C	C	C		C	
Billiard Parlors	C	C	C	C	C		C	
Child or Adult Day Care (7 or more), not located within 300' of a residentially zoned property	M, or I <sub>(1)</sub>	M, or I <sub>(1)</sub>	M, or I <sub>(1)</sub>	M, or I <sub>(1)</sub>	M, or I <sub>(1)</sub>	M, or I <sub>(1)</sub>	M, or I <sub>(1)</sub>	I
Child or Adult Day Care (7 or more), located within 300' of a residentially zoned property	C	C	C	C	C	C	C	I
Community Service Facilities, Clubs, Lodges and Meeting Halls	C	C	C	C	C		C	
Commercial Recreation, Indoor	C	C	C	C	C	C		
Commercial Recreation, Outdoor	C	C			C			
Convention or Conference Facilities			C	C				
Convention or Conference Facilities in conjunction with an established hotel	I	I	I	I	I	I	I	
Cultural Institutions	P	P	P	P	P	P	P	P
Dance, Gymnastics, Martial Arts Studios	P	P	P	P	P	P	P	P
Educational Institutions	C	C	C	C	C			C
Religious Facilities	C	C	C	C	C		C	
Schools - business or trade schools	C	C	C	C	C		C	
Theaters, Cinemas	C	C	C	C	C			

(1) A Minor Use Permit is required if the primary use of a site; a permissible use if an incidental use.

**RESIDENTIAL**

	NT	PR	DA-1	DA-2	MP	H/PCH	WT	HMD
Mixed Use Developments, including both residential and commercial components. (Residential may include Senior Citizen Housing)	C	C	C	C	C		C	
Multi-Family Residential, stand-alone, minimum 27 units/acre			C	C				
Senior Citizen Housing (stand-alone)			C	C				C

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TABLE IV-1  
Permitted Land Use Matrix (Continued)

LAND USE	PERMIT REQUIREMENT BY DISTRICT							
RETAIL TRADE	NT	PR	DA-1	DA-2	MP	H/PCH	WT	HMD
Animal Sales and Services	P	P	P	P	P	P	P	
Antique Store	P	P	P	P	P	P	P	
Artisans Studios	P	P	P	P	P	P	P	
Building Material Sales, indoor	P	P	P	P	P	P		
Convenience or Liquor Store	M	M	M	M	M		M	
Drive-in and drive-through sales	C	C			C			
Grocery Stores	P	P	P	P	P	P	P	
Plant nurseries	P	P	P	P	P	P	P	
Retail stores, general merchandise	P	P	P	P	P	P	P	
Shopping Centers	P	P	P	P	P	P	C	
Warehouse retail stores	P	P	P	P	P	C		

SERVICE USES	NT	PR	DA-1	DA-2	MP	H/PCH	WT	HMD
Ambulance Services								C
Banks, credit unions, and financial services	P	P	P	P	P	P	P	
Check cashing								
Court Facilities			C	C	C			
Drive-in and drive-through services	C	C			C			
Funeral Parlors and mortuaries	C	C			C			C
Hotels and Motels	C	C	C	C	C	C	C	
Offices, governmental	P	P	P	P	P	P	P	
Offices, professional	P	P	P	P	P	P	P	
Personal Services	P	P	P	P	P	P	P	I
Personal Improvement Services, 1,200 s.f. or less in area and with six or fewer students on-site for instruction at one time	P	P	P	P	P	P	P	
Personal Improvement Services, more than 1,200 s.f. in area and with more than six students on-site for instruction at one time	M	M	M	M	M		M	
Public Safety facilities	P	P	P	P	P	P	P	P
Public Utilities (excluding offices)	C	C	C	C	C		C	
Repair and Maintenance Services, Consumer Products (indoor only)	P	P	P	P	P	P	P	
Veterinary clinics and animal hospitals	P	P	P	P	P	P	P	

## KEY TO PERMIT REQUIREMENTS

Symbol	Meaning
P	Permitted Uses, automatically permitted.
I	Incidental Use, permitted only if incidental to another primary use of the same site.
M	Minor Use Permit required
C	Conditional Use Permit required
Ci	Incidental Conditional Use, use eligible for consideration under the conditional use procedure only if incidental to another primary use of the site, whether such primary use is permitted by right or permitted by conditional use permit.
	Use not allowed