

**AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 25, 2011, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

- 1. COMMISSION INPUT AND DISCUSSION:** REGARDING UNIFIED DEVELOPMENT CODE- AMENDMENT T-13. *Ms. Lata Krishnarao, Planning Director.*

**III. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

I, Judy Krajca, Planning Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 22nd day of July 2011, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Krajca, Planning Office Coordinator

Agenda removed \_\_\_\_\_ day of July, 2011.

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> July 25, 2011	<b>ITEM NO.:</b> <b>Workshop No. 2</b>
<b>DATE SUBMITTED:</b> July 14, 2011	<b>DEPT. OF ORIGIN:</b> Planning
<b>PREPARED BY:</b> Evan DuVall	<b>PRESENTOR:</b> Lata Krishnarao
<b>REVIEWED BY :</b> Mike Hodge	<b>REVIEW DATE:</b> July 20, 2011
<b>SUBJECT: Unified Development Code Amendments - T13. Update of the Land Use Matrix</b>	
<b>EXHIBITS:</b> 1) Land Use Matrix Red Lined Version 2) Current Land Use Table 3) Current Parking Standards	
<b>EXPENDITURE REQUIRED:</b> N/A <b>AMOUNT AVAILABLE:</b> N/A <b>ACCOUNT NO.:</b> N/A	<b>AMOUNT BUDGETED:</b> N/A <b>PROJECT NO.:</b> N/A
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A <b>ACCOUNT NO.:</b> N/A <b>PROJECT NO.:</b> N/A	
<b>To be completed by Department:</b> <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

**EXECUTIVE SUMMARY**

The Planning Department and Planning and Zoning Commission have been on working on a revision of the Land-Use Matrix within the Unified Development Code. This planned workshop is to receive input from the City Council on the proposed changes to the Land-Use Matrix for the annual update of the Unified Development Code. There are four changes for the proposed update, which are addressed below:

**Proposed updates to the Land Use Matrix:**

**1. Elimination of Redundancy within the Table**

An analysis of the current Land-Use Matrix has found differentiated categories that could be combined into a general category. More general categories have substantial

advantages as they can anticipate future land uses and also provide for a more efficient classification of land uses. An example of this occurs with the proposed general category of Office, Other than listed (See Example One), which would encompass a number of uses as illustrated below:

Example One: Office, Other than listed

**Current Code Categories**

1. Financial Services (Advice/Invest)
2. Insurance Agency Offices
3. Office Brokerage Service
4. Office Legal Services
5. Office Real Estate
6. Telephone Business Office
7. Travel Agency
8. Bureau or Consultant Office
9. Medical/Dental/Optical Office
10. Optical Shop



**Proposed Change**

Office, other than listed

This modification allows for ten delineated uses in the current land-use matrix to be incorporated into one category. This modification also allows for other uses that need to be more delineated such as “Office, Parole-Probation” to exist within the Land-Use Matrix, and not within the Office, other than listed category. There are other examples of this within the attached Land Use Matrix Red Lined Version.

**2. Description of use included within the Land Use Matrix**

The Land-Use Matrix has incorporated a brief description of the use to further clarify each use from others in the table. This is believed to further clarify the use table and allow for a better understanding of the uses allowed within the City of Pearland (See Example Two). This change would allow for more transparency with regards to land-use decisions. Most of these descriptions are included in the definitions under Chapter 5. The new definitions are shown in red.

Example Two: Dwelling – Single-Family Detached

Use	Residential Zoning Districts											Mixed Use Districts					Old Town		Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	MU	OT-R	OT-GB	OT-	MU	RNN	OP	BP-288	N5	GB	GC	M-1
Dwelling - Single-Family Detached	P	P	P	P	P	P	P	P	P	P							P	P	P	C	C	C								
Description: A single-family dwelling unit with no attached wall(s) or dwelling unit(s).																														
Parking: Two parking spaces.																														

**3. Incorporation of Parking Standards within the Table**

Within the proposed Land-Use Matrix, parking standards have been placed in the lower portion of the table. These parking standards are currently within a separate chapter of the Unified Development Code. Incorporating these parking standards will provide information to an applicant hoping to develop or locate to the City of Pearland (See

Example Two). During this review a few uses are proposed to have modified parking ratios, such as lowering the amount of parking required. One example of this occurs with the reduction of parking spaces required for a Bowling Alley in the City of Pearland from 5 spaces per lane to 4 spaces per line. Another example is a reduction in the amount of parking spaces required for a 25,000 square-foot or more department stores from one space for every 200 gross floor area, to one space per 300 gross floor area. This change would reduce the amount of parking spaces that a large retail development allowing for increased development without causing adverse parking issues. For this review two main sources were used for any parking modifications. These sources include the 21<sup>st</sup> Century Land Development Code and an American Planning Association Parking Guide.

#### **4. Incorporation of the Old Town Site within the Land-Use Matrix**

The current Land-Use Matrix does not show permitted uses in the Old Town Site zoning districts. The proposed change allows the applicant to see which uses are allowed in this historic district. The three districts of the Old Town Site are clearly stated as OT-R, OT-GB and OT-MU within the Land Use Table (See Example Two).

#### **5. Slight modifications to the Land-Use Matrix**

Several slight modifications have been proposed to the Land Use Matrix. These include the creation of two new uses, including Medical Device Assembly and Astrology, Hypnotist or Psychic Arts. Another modification was the clarification of Pawn Shop to include Gold Exchange, which are not currently addressed in the Land-Use Matrix.

A few uses within the proposed Land Use Matrix have also had modifications to zoning districts in which they are allowed. An example occurs with the use of “Office, Parole-Probation”, which is proposed to require a Conditional Use Permit in the Office and Neighborhood Service zoning districts. It is believed that these changes will help protect residential properties and facilitate development within the City of Pearland.

#### **Recommended Action**

Consider the proposed changes to the Land-Use Matrix.

# Primary Agricultural Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Agricultural Field Crops/ Orchards Combined - Crops and Orchards</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Description: An area used for the growing of farm products, vegetables, fruits, flowers, trees and/or grain and including incidental and/or necessary accessory structures or uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine or other animals and not including any type of agricultural animal husbandry as specifically defined.																													
	Parking: No additional parking required.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Agricultural Animal Husbandry</b>	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	P	P	C	P	P
	Description: The breeding, judging, care and/or production of farm animals. See other applicable city ordinances.																												
	Parking: No additional parking required.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Bulk Grain and/or Feed Storage</b>	P																											C	P	P
	Description: An area used for the storage of corn, grain and other food stuffs for animals and livestock.																													
	Parking: No additional parking required.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Farm (Ranch, Livestock)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Description: An area used for the raising thereon of the usual farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing animals on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of husbandry specifically prohibited by ordinance or law.																													
	Parking: <b>No additional parking required.</b>																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Feed & Grain Store/Farm Supply Store																						C						C	P	P	P
	Description: An establishment for the selling of corn, grain and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.																														
	Parking: <b>1 space per 300 square feet of gross floor area of store if applicable.</b>																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Flour and Other Grain Mills																													P	P
	Description: <b>A building in which grain is ground into flour, or the grinding mechanism itself. Also known as a corn mill or flour mill.</b>																													
	Parking: 1 space per 2,000 square feet of gross floor area, plus offices at 1 space per 300 square feet.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town		Non-Residential Zoning Districts														
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2				
<b>Livestock Sales/Wholesale Combined Livestock Sales and wholesale</b>												S1	S2	S3	S4	S5																P	P
	Description: <b>An area used for the sale of farm animals such as horses, cattle and sheep and includes the necessary accessory uses for storing animals on the premises during the time of sale.</b>																																
	Parking: <b>1 space per 2,000 square feet of gross floor area, plus offices at 1 space per 300 square feet.</b>																																

Use	Residential Zoning Districts											Mixed Use Districts					Old Town		Non-Residential Zoning Districts														
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2				
<b>Stable, Commercial Removed Stable Private</b>												S1	S2	S3	S4	S5																P	P
	Description: <b>A facility used for the rental of a stall space or spaces, or for the sale or rental of horses or mules.</b>																																
	Parking: <b>One space for each 5 horses that can be boarded at the maximum capacity on the property.</b>																																

# Primary Residential Uses

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
<b>Boarding or Rooming House</b>										P																					
																												P	P		
	Description: Also referred to as Boarding House. A building, built and/or used for residential purposes, where meals are served for compensation to a person or persons residing in the building, and where no cooking facilities are provided in individual living units.																														
Parking: One space per person capacity of permanent sleeping facilities																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
<b>Dwelling - Four-Family (Quadriplex) (Defined Under Dwelling - Multiple-Family)</b>										P																				
										P																				P
	Description: A residential building designed for occupancy by four families within Four (4) dwelling units joined by common sidewalls.																													
Parking: Efficiency Unit = 1.5 spaces, One-Bedroom unit = 2.0 spaces, Two Bedroom unit = 2.5 spaces and Three bedroom unit, or more = 1 space per bedroom.																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
<b>Dwelling - HUD-Code Manufactured (Mobile) Home</b>										P																					
																														C	C
	Description: A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is three hundred and twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.																														
Parking: Two parking spaces per dwelling unit																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>Dwelling - Industrialized Home</b>	P	P	P	P	P	P	P					S1	S2	S3	S4	S5	C	C	P		P								
	Description: A structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.)																												
	Parking: Two parking spaces per dwelling unit																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>Dwelling - Mobile Home</b>												S1	S2	S3	S4	S5													
	Description: A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site is three hundred and twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems.																												
	Parking: Two parking spaces per dwelling unit																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>Dwelling - Multiple-Family</b>										P											C	C							
	Description: A residential building designed for occupancy by three or more families, with the number of families not to exceed the number of dwelling units. The residential building contains dwelling units that are designed to be occupied by families living independently of one another, exclusive of hotels or motels.																												
	Parking: Efficiency Unit = 1.5 spaces, One-Bedroom unit = 2.0 spaces, Two Bedroom unit = 2.5 spaces and Three bedroom unit, or more = 1 space per bedroom.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Dwelling - Patio Home								P				S1	S2	S3	S4	S5			P										
	Description: A single-family dwelling on a separately platted lot which is designed such that one side yard is reduced to zero feet in order to maximize the width and usability of the other side yard, and which permits the construction of a detached single-family dwelling with one side (i.e., wall) of such dwelling placed on the side property line.																												
	Parking: Two parking spaces.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Dwelling - Single-Family Detached		P	P	P	P	P	P	P	P	P							P	P	P	C	C	C							
	Description: A single-family dwelling unit with no attached wall(s) or dwelling unit(s).																												
	Parking: Two parking spaces.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Dwelling - Town House									P											P	C	C							
	Description: One of a group of no less than three (3) nor more than twelve (12) attached dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot.																												
	Parking: Two Parking spaces per dwelling unit																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Dwelling - Two-Family								C	P	P									C	C	C	C							
	Description: A residential building containing two attached dwelling units, each designed to be occupied by one family (i.e., the building is occupied by not more than two families).																												
	Parking: Two Parking spaces per dwelling unit																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Private Street Subdivision	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-
	Description: A street designated for use by specified property owners, maintained by or on behalf of those property owners, and not dedicated to nor intended for access by the general public.																												
	Parking: No additional parking required.																												

## Accessory and Incidental Uses

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Accessory Structure (Business or Industry)											C	C	C	C	C	C	C	P	P	C	P	P	P	P	P	P	P	P	
	Description: A subordinate building to a building used for nonresidential purposes that does not exceed the height of the main building and does not exceed thirty percent (30%) of the floor area of the main building, and that is used for purposes accessory and incidental to the main nonresidential use (also see Accessory Use).																												
	Parking: <b>Varies depending on the use of accessory structure.</b>																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Accessory Structure (Residential)	P	P	P	P	P	P	P	P	P	P						P	P	P			C								
	Description: A subordinate building to a building used for nonresidential purposes that does not exceed the height of the main building and does not exceed thirty percent (30%) of the floor area of the main building, and that is used for purposes accessory and incidental to the main nonresidential use (also see Accessory Use).																												
	Parking: <b>No additional parking required.</b>																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
												S1	S2	S3	S4	S5																
Accessory Dwelling	P	C	C	C	C	C	C	C	C	C	C						C	C	C				C									
	Description: A subordinate building that is detached from the primary on-site structure, is used as a residence, is incidental to the main structure (i.e., the building area must be significantly less than that of the main structure), and is not involved in the conduct of a business.																															
	Parking: <b>Two additional parking spaces.</b>																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
												S1	S2	S3	S4	S5																
Farm Accessory Building	P	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Description: <b>An accessory building used for the operation of a farm, which may include barns, corrals and shade structures.</b>																															
	Parking: <b>No additional parking required.</b>																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
												S1	S2	S3	S4	S5																
<b>Servant</b> , Guest, Caretakers or Security Quarters	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Description: A subordinate building that is detached from the primary on-site structure, is used as a residence, is incidental to the main structure (i.e., the building area must be significantly less than that of the main structure), and is not involved in the conduct of a business.																															
	Parking: <b>Two additional parking spaces.</b>																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Off-Street Parking Incidental to Residential Main Use	C	P	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Description: Off-street parking spaces provided in accordance with the requirements of this Ordinance, located on the lot or tract occupied by the main nonresidential use or within the vicinity of such lot or tract, and located within the same zoning district as the main residential use or in an adjacent parking district.																													
	Parking: <b>Varies depending on the type of residential use.</b>																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Off-Street Parking Incidental to Nonresidential Main Use	C	C	C	C	C	C	C	C	C	C	C						P	P	C	P	P	P	P	P	P	P	P	P	P	P
	Description: Off-street parking spaces provided in accordance with the requirements of this Ordinance, located on the lot or tract occupied by the main nonresidential use or within the vicinity of such lot or tract, and located within the same zoning district as the main nonresidential use or in an adjacent parking district.																													
	Parking: <b>Varies depending on the type of residential use.</b>																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Social & Recreational Building, including homeowners association neighborhood Recreation centers	C	C	C	C	C	C	C	C	C	P	P			P			P	P	C	P	P	C	P	P	P	P	P		
	Description: <b>A building used for social and recreation events. Examples include a Homeowners Association or a recreation center within a housing community.</b>																												
	Parking: <b>One space for each 200 square feet of gross floor area.</b>																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Onsite Detention Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<b>P</b>	P	P	P	P	P	P	P
	Description: An on-site detention facility as defined within the City's Engineering Design Criteria Manual (EDCM).																												
	Parking: No additional parking required.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Off-site Detention Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Description: An off-site detention facility as defined within the City's Engineering Design Criteria Manual (EDCM).																													
	Parking: No additional parking required.																													

## Entertainment & Recreational Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Commercial Amusement, Indoor <b>Combined Driving Range (Golf), Skating Rink &amp; Golf Course (Miniature), Billiard/Pool Facility, Bingo Facility, Bowling Alley (Air Conditioned and Sound proofed). Includes Indoor Range and Video Arcade.</b>												P					C	C		P	C		C	P	C	P	P			
	Description: An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to, a bowling alley, ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, and billiard parlor.																													
	Parking: <u>Bowling Alley</u> : 5 4 spaces per each bowling lane, <u>Billiard/Pool Facility</u> : 2 spaces per pool table, <u>Indoor Miniature Golf Course</u> : One space per 200 square feet of gross floor area for indoor, plus 1 ½ spaces per hole, <u>Gun Range/Archery</u> : One space per 200 feet of gross floor area of indoor facilities, plus one space per tee or target, <u>Skating Rink</u> : One space for each 150 square feet of rink area, <u>Indoor Game Courts</u> : Three spaces per court, <u>Walk-in Theater</u> : One space per 4 seats, plus one space for each employee, <u>Video Arcade</u> : One space for each 200 square feet of gross floor area, plus one space per 3 persons that the facility is designed to accommodate at maximum capacity, Other Uses: One space for each 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Commercial Amusement, Outdoor</b>												C					C	C		C	P			C	C	C	P	P		
	Description: An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, a golf driving range, archery range, miniature golf course, batting cages, go-cart tracks, and amusement park.																													
	Parking: <u>Miniature Golf Course</u> : One space per 200 square feet of gross floor area for indoor, plus 1 ½ spaces per hole, <u>Amusement Park</u> : One space per 3 persons that the facilities are designed to accommodate at maximum capacity, <u>Skateboarding, Water Slides</u> : One space per 200 feet of gross floor area of indoor facilities plus one space per four persons designed capacity of outdoor facilities, <u>Sports Fields, Swimming Pool</u> : One space per 100 square feet of gross floor area of indoor facilities plus one space per four persons design capacity of outdoor facilities, including both participants and spectators as applicable <u>Other Uses</u> : One space for each 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Country Club/Private Golf Course/Public Golf Course Combined Country Club with Private Golf and Public Golf Course</b>	C	C	C	C	C	C	C	C	C	P	P		P	P	P		P	P		P	P			P	P	P	P	P		
	Description: An area containing a golf course and/or a clubhouse, which may also contain adjunct facilities such as a dining room, swimming pool, tennis courts or other recreational or service facilities.																													
	Parking: 1 space per 150 square feet of gross floor area of indoor facilities, <b>plus 4 spaces per green. (from 5)</b>																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Dinner Theatre</b>												C					C	C		P	C			C	P	C	P	P		
	Description: <b>A restaurant that presents a play during or after dinner, dinner may be included in the ticket price.</b>																													
	Parking: Four spaces, plus one space for each 100 square feet of gross floor area, or <b>one space</b> four seats, whichever is less.																													



Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Park and/or Playground (Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		
	Description: A recreation facility, park or playground which is not owned by a public agency such as the City or School District, and which is operated for the exclusive use of private residents or neighborhood groups and their guests and not for use by the general public.																													
	Parking: One space per 100 square feet of gross floor area of indoor facilities plus one space per four persons design capacity of outdoor facilities, including both participants and spectators as applicable.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Park and/or Playground (Public; Municipal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		
	Description: Publicly owned and operated parks, recreation areas, playgrounds, swimming pools and open spaces that are available for use by the general public without membership or affiliation. This land use shall include special event type uses such as rodeos, concerts, festivals and other special events requiring special event permits, as set forth in the City of Pearland's Code of Ordinances.																													
	Parking: One space per 100 square feet of gross floor area of indoor facilities plus one space per four persons design capacity of outdoor facilities, including both participants and spectators as applicable.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Private Club																	C	C		C	C		C	C	C	C	C	C	C	C
	Description: An establishment where membership is limited and is not open to the general public. A private club is commonly united by a common interest or goal.																													
	Parking: One space per 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
												S1	S2	S3	S4	S5																
Recreation Center (Private, For Profit)																																
	C											P	P	P			C	C				P	C		C	C	P	P	P	P		
	Description: An indoor business establishment used for recreation and social activities for a fee.																															
Parking: One space per <del>165</del> 200 square feet of gross floor area.																																

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Rodeo Grounds																															
	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Description: A location where exhibitions of skill such as bull riding, roping and riding are demonstrated to the public.																														
Parking: One space per 3 spectator seats.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Swimming Pool, Commercial																															
	C											C					C	C	C	C	C	C	C	C	C	C	P	P			
	Description: A commercial swimming pool whose access is permitted by a fee.																														
Parking: One space per 100 square feet of gross floor area of indoor facilities plus one space per four persons design capacity of outdoor facilities, including both participants and spectators as applicable.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Swimming Pool, Private (Use Only By Resident)																															
	P	P	P	P	P	P	P	P	P	P	P			P			P	P	P	P	P	C	P	P	P	P	P	P			
	Description: A swimming pool for the use of the residents of a single-family home or other residential use.																														
Parking: No additional parking required.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Temporary Outdoor Amusement /Activity	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Description: A temporary outdoor event or amusement activity such as a carnival, festival or craft-fair. Refer to City of Pearland's Special Events Ordinance. Approval of a Temporary Commercial Permit is required.																														
	Parking: Varies depending on use.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Tennis or Swim Club (Private, For Profit)	C	C	C	C	C	C	C	C	C			P	P	P			P	P	P	P	P	C	P	P	P	P	P			
	Description: A recreational area containing a swimming pool or tennis courts or both with related facilities and/or clubhouse, all of which facilities are available to the public through a private membership.																													
	Parking: Two spaces per tennis court																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Tennis Court (Private/Lighted)	P	P	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	P	C	C	C	C	C	P			
	Description: A lighted tennis court for the use by members of a club or by a household at a residence.																													
	Parking: Two spaces per tennis court																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
Travel Trailer/RV Park/Campground (Long-Term Stays) {Travel Trailer Defined}	C																											C		
	Description: An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent or lease on a temporary basis. For the purpose of this definition, "temporary" means a maximum three-month time period.																													
	Parking: Two spaces per space or campground.																													

# Automobile Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales												S1	S2	S3	S4	S5														
	Description: An establishment that sells all-terrain vehicles (ATV's), motorcycles and go carts.																													
Parking: One space for employees <del>and customers</del> per 3,000 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)												S1	S2	S3	S4	S5	C													
	Description: The use of any building or other premises for the primary inside display and sale of new or used accessories and/or parts for automobiles, panel trucks or vans, trailers, or recreation vehicles. This definition expressly does not include a "Wrecking or Salvage Yard"; this is separately defined herein.																													
Parking: One space per 200 square feet of gross floor area.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<del>Auto/Leasing Combined with Auto Dealer</del>												S1	S2	S3	S4	S5													
	<del>Description: A facility or area used primarily for the leasing new or used motor vehicles, typically on an intermediary basis between an auction house and a used car dealership. Does not include used car sales.</del>																												
<del>Parking: One space per 200 square feet of gross floor area.</del>																													



Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Auto Parts Sales (Indoors Only; With Repair Bays)																															
	Description: An establishment that sells and installs auto parts and accessories.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Auto Rental																															
	Description: A business establishment that provides for the renting of automobiles and light trucks on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the automobiles and light trucks being rented.																														
Parking: One space for employees and customers per 3,000 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Auto Repair (Major)																															
	Description: General repair or reconditioning of engines, air conditioning systems and transmissions for motor vehicles; wrecker service; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; those uses listed under Automobile Repair (Minor); and other similar uses.																														
Parking: One space per 200 square feet of gross floor area, excluding office space.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Auto Repair (Minor) <input type="checkbox"/> &amp; Combined with Auto Muffler Shop; Quick Lube/Oil Change/Minor Inspection</b>												S1	S2	S3	S4	S5	C			C							C	P	P	P
	Description: Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under Automobile Repair (Major) or any other similar use.																													
	Parking: One space per 200 square feet of gross floor area, excluding office space.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
<b>Auto Sales/Dealer (New - In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease</b>												S1	S2	S3	S4	S5				C	T							P	P	P	P
	Description: A paved area for the display for sale of motorized and non-motorized vehicles accompanied by an on-site office with staffing during normal business hours.																														
	Parking: One space for employees <del>and customers</del> per <del>3,000</del> 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Auto Wash (Full Service/Detail Shop)</b>												S1	S2	S3	S4	S5	C			C	T				C		P	P	P	P
	Description: Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle does not actually wash the vehicle. The owner either leaves the vehicle or comes back to retrieve it later, or the owner waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.																													
	Parking: One space for each 200 square feet of gross floor area, including service bays, wash tunnels and retail areas.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts																		
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2									
												S1	S2	S3	S4	S5																						
Auto Wash (Self-Service)																																						
																				C	P										C	P	P	P				
	Description: Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay, gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into a machine.																																					
Parking: One space for each 200 square feet of gross floor area, including service bays, wash tunnels and retail areas.																																						

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts																		
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2									
												S1	S2	S3	S4	S5																						
Auto Wrecker Service																																						
																															P	P	P					
	Description: An establishment that provides the service of transporting damaged, wrecked or impounded motor vehicles to an off-site storage area or other facility.																																					
Parking: One space per 200 square feet of gross floor area.																																						

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts																		
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2									
												S1	S2	S3	S4	S5																						
Boat Sales/Personal Watercraft Sales (New/Repair) Combined with Personal Watercraft sales (New/Repair)																																						
																															P	P	P					
	Description: A retail establishment that sell/repair boats, jet skies and watercraft.																																					
Parking: One space for employees and customers per 3,000 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																																						

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Bus or Truck Storage												S1	S2	S3	S4	S5															
	Description: A storage facility designed to store commercial vehicles such as buses or heavy trucks. All outdoor storage will have to meet screening requirements of the Unified Development Code.																														
Parking: <b>Five parking spaces plus one space per 50 storage spaces.</b>																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Gasoline Station												S1	S2	S3	S4	S5															
																	C				P						P	P	P	P	P
	Description: An establishment where gasoline is sold and dispensed into motor vehicle tanks.																														
Parking: One per 300 square feet including service bays, wash tunnels and retail areas.																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Limousine/Taxi Service												S1	S2	S3	S4	S5															
																												P	P	P	
	Description: An area or facility used for the storage or dispatch of taxicabs or limousines.																														
Parking: <b>One space for each employee on the largest shift, plus one space per taxi or limo when the facility is at maximum capacity.</b>																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Motorcycle Sales/Dealer (New/Repair)												S1	S2	S3	S4	S5															
																	C	C										P	P	P	
	Description: A dealership specializing in the sale and repair of motorcycles.																														
Parking: One space for employees <b>and customers</b> per <b>3,000 1500</b> square feet of open sales lot and enclosed floor area devoted to the sale and display.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity)												S1	S2	S3	S4	S5													
										C		C	C							P					C	P	P	P	P
	Description: A commercial parking lot that houses vehicles less than one (1) ton capacity.																												
Parking: One space for each 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Tire Retreading and Capping												S1	S2	S3	S4	S5													
																												P	P
	Description: An establishment that refurbishes used automobile tires by remolding and attaching new treads.																												
Parking: One space for each 1.5 employees in the maximum work shift.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Tire Sales (Outdoors, With Open Storage)												S1	S2	S3	S4	S5												P	P	P
	Description: A retail business that sells tires for vehicles also includes accessory installation. All outdoor storage will have to meet screening requirements of the Unified Development Code.																													
	Parking: One space per 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Transfer Station (Refuse/Pick-up)												S1	S2	S3	S4	S5											C	P	P
	Description: A transfer station is a building for the temporary deposition of some wastes. Transfer stations are often used as places where local waste collection vehicles will deposit their waste cargo prior to loading into larger vehicles or containers.																												
	Parking: One space/each employee on the largest shift.																												



# Office Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
<b>Clinic, Medical or Dental</b>												S1	S2	S3	S4	S5														
												P	P	P	C	C	P	P		P	P	C	P	P	P	P	P	C		
	Description: An institution, public or private, or a station for the examination and treatment of out-patients by an individual or group of doctors, dentists, or other licensed members of a human health care profession.																													
Parking: One space for each 300 square feet of gross floor area																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
<b>Credit Agency</b>												S1	S2	S3	S4	S5														
												P	C	C	P	P				P	P		P	P	P	P	P	C		
	Description: A company that assigns credit ratings for issuers of certain types of debt obligations as well as the debt instruments themselves. In some cases, the servicers of the underlying debt are also given ratings.																													
Parking: One space for each 300 square feet of gross floor area																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
<b>Emergency Care Clinic</b>												S1	S2	S3	S4	S5														
												P	C	C	C	C	C			C		C		P		C	P	C		
	Description: The delivery of ambulatory medical care outside of a hospital emergency department on a walk-in basis with or without a scheduled appointment.																													
Parking: One space for each 300 square feet of gross floor area																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Financial Institution (No Motor Bank Services)											S1	S2	S3	S4	S5																
											P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P
	Description: An establishment for the custody, loan, exchange and/or issue of money, the extension of credit, and/or facilitating the transmission of funds, examples of which include banks, saving and loans, and credit unions.																														
Parking: One space for each 200 square feet of gross floor area																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Financial Institution (With Motor Bank Services)											S1	S2	S3	S4	S5																
											P	C	C	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P
	Description: An establishment for the custody, loan, exchange and/or issue of money, the extension of credit, and/or facilitating the transmission of funds, examples of which include banks, saving and loans, and credit unions. This establishment <b>may or may not have the ability to</b> provide services via a drive-up window, also known as motor bank services.																														
Parking: One space for each 200 square feet of gross floor area																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Office, Parole-Probation or Bail Bonds Combined Bail Bonds											S1	S2	S3	S4	S5																
											C	C	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C
	Description: An office for conducting the supervision of recently paroled convicts for the purpose of successful integration into society. This use includes the issuance of bail bonds.																														
Parking: One space for each 300 square feet of gross floor area																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Office, (Other than those listed)</b> Combined Financial Services (Advice/Invest), Insurance Agency Offices, Office, Brokerage Service, Office, Legal Service, Office, Real Estate, Telephone Business Office, Travel Agency, Bureau or Consultant, Office, Medical/Dental/Optical {Defined Under Medical Facilities} Combined Optical Shop, Contractor's Office/Sales, No outside storage including vehicles.												P	P	P	P	P	P	P		P	P	C	P	P	P	P	P	C	
	Description: A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in this Title. Some examples include a real estate office, law office, financial services (advice invest) office and Medical/Dental/Optical offices.																												
	Parking: One space for each 300 square feet of gross floor area																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)</b>												C	C	C	C	C	C	C		P	P	C	P	P	P	P	P	C	
	Description: An Office for a veterinary professional/group used for the medical or surgical treatment for animals or pets. This use does not allow for the usage of outdoor pens.																												
	Parking: One space for each 300 square feet of gross floor area																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Office/Clinic, Veterinarian (Animal Hospital, With Outside Pens)</b>												C	C	C	C	C	C	C		P	P	C	P	P	P	P	P	C	
	Description: An Office for a veterinary professional/group used for the medical or surgical treatment for animals or pets. This use allows for the usage of outdoor pens for shelter or care of animals.																												
	Parking: One space for each 300 square feet of gross floor area																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Security Monitoring Company (No Outside Storage)												S1	S2	S3	S4	S5															
															P	P	P	P			P	P	P	P	P	P	P	C			
	Description: A company that provides monitoring and response for places of business or residential customers.																														
Parking: One space for each 300 square feet of gross floor area																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Telemarketing Agency												S1	S2	S3	S4	S5						C									
																				C			C		C		C	P	C		
	Description: A business which contacts potential customers and attempts to get them to buy a product/service or answer a survey.																														
Parking: One space for each 300 square feet of gross floor area																															

## Personal & Business Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Ambulance Service												S1	S2	S3	S4	S5															
															C	C				C	P					C	P	P	P		
	Description: Provision of private (not operated by the City of Pearland) emergency transportation which may include mobile medical care, and the storage and maintenance of vehicles.																														
Parking: One space for each 200 square feet of gross floor area																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Automatic Teller Machine (ATM)												S1	S2	S3	S4	S5															
												C	C	C	P	P	P	P					P	P	P	P	P	P	P	P	P
	Description: An unattended machine (outside some banks) that dispenses money when a bank card is used.																														
Parking: No additional Parking is required.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Automobile Driving School (including Defensive Driving)												S1	S2	S3	S4	S5															
															P	P	P											C	P	P	P
	Description: An establishment that is used to educate individuals on the requirements of legally driving, including personalized instruction in a vehicle.																														
Parking: One space for 300 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Barber/Beauty Shop/Tanning Studios (No Related School/College)												S1	S2	S3	S4	S5															
												P	P	P			P	P				C	P	P	P	P	P	C			
	Description: An establishment that provides may provides variety of services such as haircuts, tanning, pedicures or other forms of beauty enhancement.																														
Parking: Barber/Beauty Shop: One space for each 200 square feet of gross floor area, Tanning Salon: Two spaces per tanning bed, Nail Salon: Two spaces per chair/station, Other Uses Not Listed: One space for each 250 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2								
Barber/ Cosmetology School/College												S1	S2	S3	S4	S5																					
															P	P	C																				
	Description: A business that provides training to those that want to learn the trade of barber/stylist or cosmetologist.																																				
Parking: One space for each staff member, plus one space for every 2 students in class when the school is at maximum capacity.																																					

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts																
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2							
Bed & Breakfast Inn	C	C	C	C	C	C	C	C	C	C		C	C	C			P	P	C	P	P															
	Description: A dwelling occupied as a permanent residence by an owner or renter. Within the dwelling, sleeping accommodations in not more than five (5) rooms for transient guests are provided and breakfast is provided, both for compensation. The period during which accommodations and breakfast are provided generally does not exceed seven (7) days.																																			
	Parking: One parking space for each sleeping room or suite plus 1 space for each 200 square feet of commercial floor area contained therein.																																			

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2						
Check Cashing Service												C	C	C						P															
	Description: An establishment that provides a patron an opportunity to cash a check for a fee.																																		
	Parking: One space for 200 square feet of gross floor area.																																		

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Extended Stay Hotel/Motel</b>												P	P	P	C				P	C		C	C		P	P			
	Description: A multi-unit, extended stay lodging facility consisting of efficiency units or suites with complete kitchen facilities and which is suitable for long-term occupancy. Customary hotel services such as linens and housekeeping, telephones, and upkeep of furniture shall be provided. Meeting rooms, club house, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this UDC.																												
	Parking: One parking space for each sleeping room or suite plus 1 space for each 200 square feet of commercial floor area contained therein.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Funeral Home</b>																			P				C	C	C	P	C		
	Description: A multi-unit, extended stay lodging facility consisting of efficiency units or suites with complete kitchen facilities and which is suitable for long-term occupancy. Customary hotel services such as linens and housekeeping, telephones, and upkeep of furniture shall be provided. Meeting rooms, club house, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this UDC.																												
	Parking: If funeral services are conducted, one space for each 4 fixed seats or one space for each 100 square feet of non-fixed seating area in the gathering room, whichever is greater. If operated otherwise, one space for each employee on the largest shift.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Gym/Health Club (Physical Fitness; Indoors Only) Combined Studio Weight loss</b>												P	P	P			C	C		P	C	C	C	P	C	P	P	C	
	Description: A business that allows patrons to use exercise equipment or attend classes.																												
	Parking: One space per 200 square feet of gross floor area.																												



Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Rehabilitation Care Institution (Commercial)												S1	S2	S3	S4	S5														
	Description: A facility which provides residence and care to ten (10) or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.																													
Parking: Two spaces per unit.																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Studio or Learning Center for Fine or Performing Arts <i>Combined: Studio, Decorator &amp; Display of Art Objects; Studio, Photographer, Artist, Music, Drama, Dance; Studio, Art/Music/Dance, Combined Dance/Drama/Music School (Performing arts).</i>												S1	S2	S3	S4	S5														
												P	C	C			C	C		P			C		C	C	P	P	P	P
	Description: An establishment that allows for the tutoring of individuals in a variety of functions. Examples include martial arts studio, dance or drama studio or tutoring center and learning centers.																													
Parking: One space per 200 square feet of gross floor area.																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Studio - Tattoo or Body Piercing												S1	S2	S3	S4	S5														
																											C	C	C	
	Description: An establishment whose practices placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin and/or the creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.																													
Parking: One space for each 200 square feet of gross floor area.																														

## Personal & Business Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Antique Shop (No outside storage)												S1	S2	S3	S4	S5															
												C	C	C			P	P		P	P	C	P	P	P	P	P	C			
	Description: A business which sells items whose value is greater than original purchase price because of age or extrinsic value.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Antique Shop (With outside storage)												S1	S2	S3	S4	S5	C	C		C	C										
												C	C	C			C	C		C	C		C	C	C	C	P	C			
	Description: A business which sells items whose value is greater than original purchase price because of age or extrinsic value. All outdoor storage will have to meet screening requirements of the Unified Development Code.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Animal Hospital (No Outside Pens)												S1	S2	S3	S4	S5						C									
																				C							C	P	C		
	Description: An business of Veterinary medicine on an emergency basis for medical, surgical, dental, diagnostic to pets whether domestic, wildlife and livestock animals.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts														
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2				
Art Museum, Dealer, or Studio <b>Combined art studio</b>											S1	S2	S3	S4	S5						P	P		P	C		C	C	C	P	P	C	
	Description: An establishment that exhibits or sells artwork.																																
	Parking: One space per 200 square feet of gross floor area.																																

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts														
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2				
Astrology, Hypnotist or <b>Psychic Arts</b>											S1	S2	S3	S4	S5									C			C	C	C	P	P	C	
	Description: Any person who practices, teaches, or professes to practice the business of astrology, hypnotism or the psychic arts and sciences for a fee, gift, donation, or otherwise.																																
	Parking: One space per 300 square feet of gross floor area.																																

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts																			
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2									
Bakery <b>(Wholesale)</b>											S1	S2	S3	S4	S5						P	P	P			P	P		P	C		C	C	C	P	P	C	
	Description: A manufacturing facility that is used for the production and distribution of baked goods and confectioneries to retail outlets.																																					
	Parking: One space for each 2,000 square feet of storage and one space for every 200 square feet of sales area.																																					

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Food Sales on or off premise (Café, Donut Store, Yogurt, Ice Cream Shop) Combined Ice Cream/Yogurt Shop (For On- or Off-Site Consumption and Coffee, Donut and Similar Food Sales Shop (For On- or Off-Site Consumption), Coffee shop, bakery or confectionary shop)</b>												P	P	P			P	P		P	P	C	P	P	P	P	P	C	
	Description: An informal restaurant, not exceeding fifty (50) seats, outdoor and indoor, offering a range of food, snacks, meals, coffee, and/or other beverages. This definition is intended to exclude establishments with delivery offered to automobiles away from the main building. This definition does not prohibit take-out or drive-through windows.																												
	Parking: Four spaces, plus one space for each 100 square feet of gross floor area, or <b>one space per</b> four seats, whichever is less.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Cafeteria</b>												C	C	C			C	C		P	P	C	P	P	P	P	P	C	
	Description: An informal restaurant, <b>exceeding fifty 50 seats</b> , outdoor and indoor, offering a range of food, snacks, meals, coffee, and/or other beverages. This definition is intended to exclude establishments with delivery offered to automobiles away from the main building. This definition does not prohibit take-out or drive-through windows.																												
	Parking: Four spaces, plus one space for each 100 square feet of gross floor area, or four seats, whichever is less.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Cigars, Tobacco Shop (Retail Only)</b>												C								P	C		C	P	C	P	P	C	
	Description: <b>A shop that specializes in the sale of cigars or other tobacco products.</b>																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Catering Service												P	C	C			P	P		P	C	P	C	C	C	P	P	C	
	Description: A service that provides for the preparation, storage, and delivery of food and food utensils for off-premise consumption.																												
	Parking: One space per 165 square feet of gross floor area. Two parking spaces plus one per employee at maximum shift.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Consignment Shop												P	C	C			C	C		P	C	C	C	PC	PC	P	P	C	
	Description: A business performing the act of consigning, which is placing a person or thing in the hand of another, but retaining ownership until the goods are sold or person is transferred. This may be done for shipping, transfer of prisoners, or for sale in a store.																												
	Parking: One space for each 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Convenience Store (With Gasoline Sales)												C					C	C		P	C		C	C	C	P	P	C	
	Description: Retail establishment selling food for off-premises consumption and a limited selection of groceries and sundries, including possibly gasoline, if pumps are provided. Does not include or offer any automobile repair services.																												
	Parking: One space for each 200 square feet of gross floor area plus one space for each gasoline/diesel pump.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Convenience Store (Without Gasoline Sales)												C	C	C			C	C		P	C	C	C	C	P	P	P	C	
	Description: Retail establishment selling food for off-premises consumption and a limited selection of groceries and sundries. Does not include or offer any automobile repair services.																												
	Parking: One space for each 200 square feet of gross floor area.																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Copy/Printing Shop</b> <b>Combined Reproduction of Blueprints</b>											P	P	P			C	C		P	P	C	P	P	P	P	P	C		
	Description: An establishment which primarily reproduces, in printed form, individual orders from a business, profession, service, industry or government organization. Off-set, letter press, and duplicating equipment are used, but no rotary presses or linotype equipment are used. Related services might include faxing, digitizing, graphic reproducing, and report assembling.																												
	Parking: One space for each 200 square feet of gross floor area.																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Department Store (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper, and/or Clothing) &amp; Combined Home Improvement Center</b>											P	P	P						P				P			P	P	C	
	Description: A store over selling a wide variety of goods, which are arranged into departments.																												
	Parking: One space for each 200 square feet if store is under 25,000 square feet or One space for each 300 square feet of gross floor area if greater or equal to 25,000 square feet.																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Food Store/ Supermarket</b> <b>Combined Meat and Fish Market (Retail Only)</b>											P	P	P						P					C	P	P	C		
	Description: A retail market primarily selling consumable goods that are not to be eaten on the premises. Prepared food and other items and/or services may be sold only in limited quantities as a secondary or accessory use.																												
	Parking: One space for each 200 square feet if store is under 25,000 square feet or One space for each 300 square feet of gross floor area if greater or equal to 25,000 square feet.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)												S1	S2	S3	S4	S5															
												P	P	P			C	C		P		C		P		P	P	C			
	Description: A facility for the rental of general merchandise to the general public, not specifically listed as a different use elsewhere in this Title that does not include outside storage of rental items. Typical general merchandise includes clothing and other apparel, electronics, videos, tools and garden equipment, furniture and other household appliances, special occasion or seasonal items, and similar consumer goods.																														
Parking: One space for each 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Garage and/or Yard Sales	P	P	P	P	P	P	P	P	P	P	P						P	P	P	C	C	P	C	C	C	C	C	C	C	
	Description: The sale of items at a residence or at a commercial business with a conditional use permit. All garage sales require a garage sale permit.																													
	Parking: No additional parking required.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Garden Shop & Outside Plant Sales (i.e., Plant Nursery)												S1	S2	S3	S4	S5	C	C		P	C	C	C	C	C	P	P	C	
	Description: A facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.																												
	Parking: One space for each 500 square feet of indoor display area, plus one space for each 2500 square feet of outdoor display area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>General Retail Store, Other than listed</b> <b>Combined: Camera Shop (Retail Only); Gift or Card Shop (Retail Only); Hobby Shop (Retail Only), Handicraft &amp; Art Object Sales Shop; Retail Shops, Apparel, Accessories, Gifts &amp; Similar Goods (Other than those listed; No Outside Storage); Shoe Store (Retail Only); Mailing Service (Private); Florist Shop (Retail Only); Business Service Retail; Variety Store; Pharmacy/Drug Store (Retail Only); Pharmacy (Retail Only); Drapery/Blind Shop and Electronic Goods Store (Retail Only); Paint, Wallpaper Shop (Retail Only) and Bicycle Sales (New/Repair), Video/DVD Rental and/or Sales, Art supply store, book/stationary shop, Computer sales, Apparel Shop (Retail Only), Resale shop.</b>												S1	S2	S3	S4	S5	C	C		P	C	C	P	P	P	P	P	C	
<p>Description: A facility for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. This use does not include any of the uses specifically mention in this title.</p>																													
<p>Parking: One space for each 200 square feet if store is under 25,000 square feet or One space for each 300 square feet of gross floor area if greater or equal to 25,000 square feet.</p>																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Hardware Store												S1	S2	S3	S4	S5	C	C		P	C	C	C	C	C	P	P	C	
	Description: A store in which the primary items offered for sale are wares such as fittings, tools, machinery, utensils and other similar objects.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
Jewelry Store												S1	S2	S3	S4	S5	C	C		P		C		P	C		P	P	P	P	C	
	Description: A retail business that allows the purchase of jewelry such as rings, necklaces or bracelets in display cases. A jewelry store also allows for patrons to sell used jewelry as an ancillary use to the jewelry store operation.																															
	Parking: If less than 25,000 square feet, one space per 200 square feet of gross floor area. 2. If 25,000 square feet or more, one space per 300 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
Market - Open Air (i.e., Flea Market)												S1	S2	S3	S4	S5	C	C	C					P					C	P	C	
	Description: A public marketplace where food and merchandise is sold.																															
	Parking: One space per 100 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
Medical Appliances & Sales												S1	S2	S3	S4	S5	C			P		C		P	C		P		P	P	C	
	Description: A business that sells medical appliances.																															
	Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Outside Display {See related regulations in applicable zoning districts}												S1	S2	S3	S4	S5															
												C	C	C																	
	Description: A display of merchandise for the sole purpose of promoting a product for sale.																														
Parking: No additional parking required																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Pet Shop-Small Animals, Birds or Fish												S1	S2	S3	S4	S5															
												P	P	P																	
	Description: A pet store or pet shop is a retail business which sells different kinds of animals. Pet stores also sell pet food, supplies, and accessories.																														
Parking: 1. If less than 25,000 square feet, one space per 175 square feet of gross floor area. 2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Piano and Musical Instruments (Retail Only)												S1	S2	S3	S4	S5															
												P	P	P			C														
	Description: A business that sells musical instruments, music sheets and accessory equipment. Lessons can be provided as an accessory use.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Restaurant (With Drive-In and/or Drive-Thru Service)											S1	S2	S3	S4	S5	C	C		P		C			C			C	P	P	C	
	Description: An establishment providing for the preparation and retail sale of food and beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses, with the added provision of one or more drive-through lanes for ordering and dispensing food and beverages to patrons remaining in their vehicles.																														
	Parking: One space for each 100 square feet of gross floor area, including outdoor areas for seating and waiting.																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Restaurant (With No Drive-In or Drive-Thru Service))											P	P	P			C	C		P		C			C			C	P	P	C	
	Description: An establishment providing for the preparation and retail sale of food and beverages, including cafes, sandwich shops, fast food take-out (i.e. pizza) and similar uses.																														
	Parking: One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
Shopping Center	See applicable use categories.																											
	Description: A combination of tenants that are within a retail center in excess of 25,000 square feet.																											
	Parking: One space per 250 square feet of gross floor area.																											



# Institutional Governmental Uses

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
<b>Adult Day Care Center(Business)</b>											S1	S2	S3	S4	S5	C	C		P	C	C	C	C	C	P	P		
	Description: <b>A Community-based group program which is licensed by the State of Texas and designed to meet the needs of functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24-hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during normal business hours five days a week. Some programs offer services in the evenings and on weekends.</b>																											
	Parking: One space for 200 square feet of gross floor area.																											

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
<b>Antenna (Commercial or Non-Commercial) Combined Antenna Commercial &amp; Antenna Non- Commercial</b>	See Telecommunications Regulations, Chapter 2, Article 5, Division 5 of the UDC																											
	Description: <b>An antenna used for telecommunications.</b>																											
	Parking: No additional parking required.																											

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Assisted Living Facility <input type="checkbox"/> &amp; Combined Retirement Housing for the Elderly</b>																														
	Description: A congregate residence facility for four (4) or more elderly (over 55 years of age) persons, regardless of legal relationship, who need limited assistance with daily living activities. A limited number of support services such as meals, laundry, housekeeping, transportation, social/recreational activities, hairdressing, etc. may be provided or associated with the assisted living facility. Units may be attached or detached, single- or double-occupancy, and may include Chapter 5: Definitions Page 5-5 limited or full kitchen facilities. Full-time medical or nursing care is not typically provided by the facility, but may be privately arranged for by individual residents on a part-time or temporary basis (e.g., visiting nurses, etc.).																													
Parking: 1 space per each two persons capacity																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Auction House</b>																														
	Description: <b>A firm that conducts auctions.</b>																													
Parking: One Space per 200 square feet of gross floor area																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Child Day Care Center (Business)</b>																														
	Description: Licensed operation providing care for seven (7) or more children less than fourteen (14) years of age for less than 24 hours a day at a location other than the permit holder's home. This definition is in conformance with Texas State law, Chapter 745, Licensing, Subchapter B, Child Day-Care Operations Chart.																													
Parking: One space per 300 square feet of gross floor area.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Child Day Nursery	P	P	P	P	P	P	P	P	C	C	P						P	P	P	P	P	C	P	P	P	P	P		
	Description: Also commonly referred to as a Registered Family Home or Child Care in a Place of Residence. A facility that regularly provides care in the caretaker's own residence for not more than six (6) children under thirteen (13) years of age, excluding the caretaker's own children. Child day care can be provided for six (6) additional children before and/or after the customary school day. However, the total number of children, including the caretaker's own, provided care at such facility does not exceed twelve (12) at any given time. This definition is in conformance with Texas State law, Chapter 745, Licensing, Subchapter B, Residential Child-Care Operations Chart.																												
	Parking: No additional parking required.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Church / Temple / Place of Worship Combined Rectory/Parsonage	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	C	P	C	C	C	P	C	P	P		
	Description: A building for regular assembly for religious public worship which is used primarily for and designed for such purpose, along with accessory activities which are customarily associated therewith, such as a place of residence for ministers, priests, nuns or rabbis on the premises, and that is tax exempt as defined by State law. For the purposes of this ordinance, Bible study and other similar activities which occur in a person's primary residence shall not apply to this definition. Also see Institution of Religious, Educational or Philanthropic Nature.																												
	Parking: One space for each 4 seats of capacity in the main area containing fixed seating or one space for every 100 square feet of gross floor area in the main worship area if no fixed seating exists.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Civic Center (Municipal)													P	P						P	C		C	P	P	P	P		
	Description: A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, food service, convention or entertainment facilities owned or operated by a municipality.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Civic Club												S1	S2	S3	S4	S5															
													P	P																	
	Description: A civic club is an establishment that has a common interest and participates in civic events around the community and elsewhere.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Community/ Group Home												S1	S2	S3	S4	S5															
	P	P	P	P	P	P	P	P	P	P	P						C	C							P						
	Description: A place where not more than six (6) physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation by not more than two (2) persons as licensed by the Texas Department of Mental Health and Mental Retardation (also see Chapter 123 of the Texas Local Government Code). The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another.																														
Parking: Four spaces required.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Community or Social Buildings												S1	S2	S3	S4	S5															
	C	C	C	C	C	C	C	C	C	C	C		P	P			C	C	C						P						
	Description: A building or complex of buildings that house cultural, recreational, athletic, food service or entertainment facilities owned or operated by a governmental agency or private nonprofit agency.																														
Parking: <b>One space per 200 square feet of gross floor area.</b>																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Convent or Monastery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P		
	Description: A place of dwelling and/or study for persons under religious vows.																													
	Parking: One space per person capacity of permanent sleeping facilities.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Day Camp (For Children)	C								C	C										P	P		P		P	P	P		
	Description: A facility utilized for the organized recreation and instruction of children, including outdoor activities in the vicinity of the facility, on a daytime basis (i.e., no overnight stays).																												
	Parking: One space per 300 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Institution of Religious, Educational or Philanthropic Nature	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C	C	P	P		P	P	P	P	P		
	Description: A nonprofit, religious, or educational semi-public or public use, such as the Salvation Army, Habitat for Humanity, or an outreach religious facility.																												
	Parking: One space per 200 square foot of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts								
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
Exhibition Hall or Public Assembly (Auditorium, Gymnasium, Stadiums etc.)	C																							P		P	P	P
	Description: A large hall for holding exhibitions.																											
	Parking: One space for each 4 seats of capacity in the main area containing fixed seating.																											

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts								
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
Fraternal Organization	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	P	P		P	P	P	P		
	Description: An organized group having a restricted membership and specific purpose related to the welfare of the members. Examples include common organizations such as the Elks, Masons, Knights of Columbus, or a labor union.																											
	Parking: One space per 200 square feet of gross floor area.																											

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts								
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
Fraternity or Sorority House	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	P	P		P	P	P	P		
	Description: A building other than a hotel that is occupied only by individuals enrolled in a college or university located within the City and persons to attend the house and supervise activities of the fraternity or sorority. Except for the attendants, each resident is a member of a fraternity or sorority that is recognized by the college or university and chartered by a state or national organization.																											
	Parking: One space per person capacity of permanent sleeping facilities.																											

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts								
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
Governmental Building or Use (County, State or Federal)	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	C	P	P	C	P	P	P	P	P	P	P
	Description: A government building used for a state, federal or local agency.																											
	Parking: Varies depending on the use.																											

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts								
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
Home for Alcoholic, Narcotic or Psychiatric Patients										C									C	C		C	C		C	C		
	Description: An institution offering in- or out-patient treatment to alcoholic, narcotic or psychiatric patients.																											
	Parking: One space per each two beds.																											

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
<b>Hospice (Defined Under Household Care Facility)</b>	P	P	P	P	P	P	P	P	P	P	P						C	C			P		P		P					
	Description: A dwelling unit which provides residence and care to persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster or financial setbacks, living together with not more than two supervisory personnel as a single housekeeping unit. This definition shall be consistent with that of “assisted living facility” in Texas Health and Safety Code Section 247.002 as it presently exists or may be amended in the future.																													
	Parking: 4 parking spaces.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Hospital (For Profit)</b>										C	P			P	P				P	C		C	P	C	P	P	P	P	
	Description: A building or portion thereof, used or designed for the housing or treatment of sick or injured patients where they are given medical or surgical treatment intended to restore them to health and an active life, and which is licensed by the State of Texas. This definition does not include rooms in any residential dwelling, hotel, or apartment hotel not ordinarily intended to be occupied by said persons. Said building houses a business operation intended to make a profit for the financial gain of the shareholders/owners of the operation.																												
	Parking: One space per bed.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
<b>Hospital (Non-Profit)</b>										C	C			C	C				P	C		C	P	C	P	P	P	P	
	Description: A <b>non-profit</b> building or portion thereof, used or designed for the housing or treatment of sick or injured patients where they are given medical or surgical treatment intended to restore them to health and an active life, and which is licensed by the State of Texas. This definition does not include rooms in any residential dwelling, hotel, or apartment hotel not ordinarily intended to be occupied by said persons. Said building houses a business operation that is not intended to make a profit for financial gain of any shareholder/owner of the operation.																												
	Parking: One space per bed.																												





Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
<b>Sheltered Care Facility</b>												S1	S2	S3	S4	S5																
										C																			C	C		
	Description: A nonprofit or for-profit boarding home for the sheltered care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.																															
Parking: One space per two beds.																																

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
<b>Studio for Radio and/or Television (No Tower[s])</b>												S1	S2	S3	S4	S5																
																									P	P		C	P	P	P	P
	Description: A building or portion of a building used as a place for radio or television broadcasting.																															
Parking: One space per 300 square feet of gross floor area.																																

# Utility and Related Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>Cellular Communications Tower/PCS {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
	Description: A wireless communication facility. Examples include without limitation: antenna tower structures; roof-mounted antennas (with architectural screening when appropriate); building-mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low-powered transmitters/receivers or repeaters attached to existing wire line systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.																												
	Parking: No additional parking beyond the principal use.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>Electric Power Generating Plant</b>																												C	C
	Description: A facility that generates electricity from mechanical power produced by solar, gas, coal, hydraulic power sources or nuclear fission and that is properly licensed or franchised by the authorities having jurisdiction.																												
	Parking: One space per 1000 square foot of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>Electrical Substation</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Description: A facility for transforming electricity for distribution to individual customers.																												
	Parking: No parking required.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Franchised Private Utility (Other than those listed)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
	Description: A utility such as one distributing heat, electricity, telephone, cable television or similar service and requiring a franchise to operate in the City of Pearland.																														
	Parking: <b>One space for each 1.5 employees in the maximum work shift.</b>																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Gas Transmission & Metering Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
	Description: <b>A gas pipeline, normally operating at pressures, which transports gas from a gathering line or storage facility or large volume customer that is not downstream from a gas distribution center.</b>																														
	Parking: <b>One space for each 1.5 employees in the maximum work shift.</b>																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
	Description: <b>A freestanding structure which supports antennae that transmit or receive any portion of the electromagnetic spectrum.</b>																														
	Parking: <b>No additional parking required beyond that which is required for the principal use(s) on the site.</b>																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
	Description: A building or portion of a building used as a place for radio or television broadcasting.																														
	Parking: <b>One space per 300 square feet of gross floor area.</b>																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Sanitary Landfill (Private)											S1	S2	S3	S4	S5														C	C
	Description: A private lot or premises used for the disposal of garbage, trash, refuse or waste material (other than sewage) which is officially sanctioned by proper authorities of the jurisdiction in which it is located.																													
	Parking: One space for each employee on the largest shift.																													

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Sanitary Landfill (Public)											S1	S2	S3	S4	S5														C	C
	Description: A lot or premises used for the disposal of garbage, trash, refuse or waste material (other than sewage) which is officially sanctioned by proper authorities of the jurisdiction in which it is located.																													
	Parking: One space for each employee on the largest shift.																													

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Satellite Dish (Private, less than 4' in diameter) {See Telecommunication s Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P
	Description: A device smaller than 4' in diameter which: 1. Incorporates a reflective surface that is solid, open mesh, or bar-configured; Has the shape of a shallow dish, cone, horn or cornucopia; and used to receive electromagnetic signals.																													
	Parking: One space for each employee on the largest shift.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Satellite Dish (greater than 4' in diameter)( See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P
	Description: A device larger than 4' in diameter which: 1. Incorporates a reflective surface that is solid, open mesh, or bar-configured; Has the shape of a shallow dish, cone, horn or cornucopia; and used to receive electromagnetic signals. <span style="float: right;">2. 3. Is</span>																												
	Parking: One space for each employee on the largest shift.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Telephone Exchange Switching Relay & Transmitting Equipment	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Description: A central system of switches and other equipment that establishes connections between individual telephones.																												
	Parking: One space, plus an additional space for each 300 square feet of habitable office space.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
Utility Shops or Storage, Yards and Building																		C							C	P	P	P	
	Description: A shop, storage, yard, or building that provides the necessary support of essential commodity or service, such as electric, gas transmission, and local telephone, and that is generally under government regulations. Unless otherwise specified, this term (or the plural "utilities") when used within this UDC refers to a public utility.																												
	Parking: One space, plus an additional space for each 300 square feet of habitable office space.																												





Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Contractor's Office/Sales, No Outside Storage including Vehicles Combined into General Office	-	-	-	-	-	-	-	-	-	-	-	S1	S2	S3	S4	S5	-	-	-	P	C	-	C	C	C	P	P	P	P
	Description: A facility for the office of a contractor's supplies and operational equipment, including accessory office uses.																												
	Parking: One space per 300 square feet of gross floor area.																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Contractor's Temporary On-Site Construction Office (only with permit from B.O.)	P	P	P	P	P	P	P	P	P	P	P	S1	S2	S3	S4	S5	P	P	P	P	P		P	P	P	P	P	P	P
	Description: A construction office used by contractors during the construction of building project.																												
	Parking: No additional spaces required.																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Dance Hall or Night Club												C		C					C							C	P		
	Description: An establishment offering to the general public facilities for dancing and/or entertainment.																												
	Parking: One space for every 3 persons at maximum capacity.																												

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Drive-In Theater																			C							C	P		
	Description: An establishment where movies are displayed outdoors and vehicles are parked to view the feature.																												
	Parking: One space for each employee on the largest shift.																												



Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
Heating & Air-Conditioning Sales/Services												S1	S2	S3	S4	S5															
	Description: A business that sells or services heating and air-conditioning equipment.																														
Parking: One space per 500 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
Home Sales office-temp(for new subdivision)												S1	S2	S3	S4	S5														
	P	P	P	P	P	P	P	P	P	P	P								P		P									
	Description: A temporary office for the sale of new homes within an under construction or newly constructed subdivision.																													
Parking: A minimum of 4 on-site parking spaces shall be provided, and one of these spaces provided shall be in compliance with ADA parking.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
Laboratory, Medical or Dental Combined Laboratory, Scientific or Research {Defined Under Scientific and Industrial Research Laboratories}												S1	S2	S3	S4	S5													
															P	P	C	C		P	C		C	P	C	P	P	P	
	Description: A facility that conducts general medical or scientific research, investigation, testing, or experimentation upon referral by or request of a medical professional, provides radiological or medical testing, or creates prosthesis or artificial dental work.																												
Parking: One space per 300 square feet of gross floor area.																													











Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
<b>Plumbing/ Carpenter Shop (No Outside Storage) Combined Carpenter Shop</b>																	C	C		C			C					C	P	P	P
	Description: <b>A business that practices the plumbing or carpenter profession.</b>																														
	Parking: One space per 300 square feet of gross floor area.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
<b>Printing Equipment, Supplies and Repairs</b>																	C	C		C			C					C	P	P	P
	Description: <b>A business that sells printing equipment, supplies or repairs printing equipment.</b>																														
	Parking: One space per 300 square feet of gross floor area.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
<b>Propane Sales (Retail)</b>																	C	C		C			C					C	P	P	P
	Description: <b>An establishment that sells propane or natural gas for fuel.</b>																														
	Parking: One space per 300 square feet of gross floor area.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5															
<b>Railroad, Bus, Light Rail Passenger Station (Public)</b>												C	C	C	C	C	P			P			C					P	P	P	P
	Description: <b>A station or passenger area used for the waiting of patrons prior to boarding transit. Examples include a bus or train station.</b>																														
	Parking: One space per 100 square feet of gross floor area.																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts													
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2			
<b>Railroad Team Tracks, Freight, Depot or Docks</b> <b>Combined Railroad Team Track or Freight Depot</b>											S1	S2	S3	S4	S5																P	P
	Description: <b>A facility that is used to facilitate the transport of a products by trains.</b>																															
	Parking: One space for each 2,000 square feet of gross floor area, plus one space for 300 square feet of office.																															

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
<b>Metal/ Machine/ Wood Shop</b> <b>Combined Welding Shop, Woodshop, Machine Shop</b>											S1	S2	S3	S4	S5	C	C												P	P	P
	Description: A business which is involved in metal or wood fabrication, which may include structural, architectural, ornamental, and artistic projects.																														
	Parking: One space per 500 square feet of gross floor area.																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
<b>Storage of Used Lumber and Building Materials</b>											S1	S2	S3	S4	S5		C												C	P	P
	Description: <b>A business that stores and sells used construction materials.</b>																														
	Parking: One space for each 2,000 square feet of gross floor area, plus one space for 300 square feet of office.																														

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
<b>Taxidermist</b>											S1	S2	S3	S4	S5														C	P	P
	Description: <b>A craftsman who stuffs and mounts the skins of animals for display.</b>																														
	Parking: One space per 200 square feet of gross floor area.																														



# Industrial Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>Airport &amp; Heliport/Helipad &amp; or Landing Field</b>	C											C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C
	Description: An area reserved or improved for the landing or take-off of aircraft other than rotary wing aircraft. A landing facility for rotary wing aircraft subject to regular use and which may include fueling or servicing facilities for such craft.																												
	Parking: One space per 300 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2
<b>Asphalt Batching Plant</b>																C	C		C		C					C	P	P	P
	Description: A permanent manufacturing facility engaged in the production of asphalt.																												
	Parking: One space for each 1.5 employees in the maximum work shift.																												

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts								
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1
<b>Auto Assembly/Auto Parts Manufacturing Combined with Assembly with Auto Parts Manufacturing</b>																										C	P	P
	Description: <b>The manufacturing of vehicles or parts.</b>																											
	Parking: One space for each 1.5 employees in the maximum work shift																											







Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
<b>Light Manufacturing Process</b> <b>Combined Mattress Making and/or Renovating;</b> <b>Electronic Assembly</b>											S1	S2	S3	S4	S5	C	C												P	P
	Description: A use engaged in the processing, manufacturing, compounding, assembling, packaging, treatment, or fabrication of materials and products, from previously manufactured materials. Such use is capable operating in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, odor, etc.																													
	Parking: One space for each 1.5 employees in the maximum work shift.																													

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2	
<b>Manufacturer of Chlorine or Other Toxic Gasses</b> <b>Combined: Acid Manufacturer, Ammonia Manufacturer.</b>											S1	S2	S3	S4	S5															C
	Description: <b>The manufacturing of chemicals such as chlorine, acid, ammonia or other toxic gases.</b>																													
	Parking: One space for each 1.5 employees in the maximum work shift.																													

Use	Residential Zoning Districts										Mixed Use Districts					Old Town			Non-Residential Zoning Districts												
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RNN	OP	BP-288	NS	GB	GC	M-1	M-2		
<b>Minor Concrete Batching Operation &amp; Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)</b>											S1	S2	S3	S4	S5														C	C	P
	Description: <b>A minor concrete plant which produces less than 1.5 yards a batch of cement.</b>																														
	Parking: One space for each 1.5 employees in the maximum work shift.																														





**Legend**

P- The land use is permitted by right in the zoning district indicated.

- (Blank) The land use is prohibited in the zoning district indicated.

C – The land use may be approved as a conditional use (CUP) in the zoning district indicated.

📖 Uses defined within the Definitions chapter of the UDC).

★ Refer to the Old Townsite Downtown Development District.

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts						Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5													
<b>Primary Agricultural Uses</b>																													
Agricultural Field Crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+	P	P	P	P	P	P	P	P	P	P
Agricultural Animal Husbandry 📖	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	P	P	P	P	C	P	P		
Bulk Grain and/or Feed Storage	P																		+						C	P	P		
Farm (Ranch, Livestock) 📖	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+	P	P	P	P	P	P	P	P	P	P
Feed & Grain Store/Farm Supply Store 📖																			+						C	P	P	P	
Flour and Other Grain Mills																			+								P	P	
Livestock – Wholesale																			+								P	P	
Livestock Sales																			+								P	P	
Crops or Orchard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+	P	P	P	P	P	P	P	P	P	P
Stable, Commercial																			+								P	P	
Stable (Private, Principal or Accessory Use)		C	C														C	C	+	C							P	P	
<b>Primary Residential Uses</b>																													
Boarding or Rooming House 📖										P									+							P	P		
Dwelling - Four-Family (Quadriplex) (Defined Under Dwelling - Multiple-Family) 📖									P	P	P								+										
Dwelling - HUD-Code Manufactured(Mobile) Home 📖										P									+								C	C	
Dwelling - Industrialized Home 📖		P	P	P	P	P	P	P								C	C	+											

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	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2		
												S1	S2	S3	S4	S5													
* Dwelling - Mobile Home 🏠																				+									
Dwelling - Multiple-Family 🏠										P					C					+	C								
Dwelling - Patio Home 🏠									P											+									
Dwelling - Single-Family Detached 🏠		P	P	P	P	P	P	P	P	P								P	P	+	C								
Dwelling - Town House									P											+	C								
Dwelling - Two-Family 🏠								C	P	P										+	C								
Home Occupation 🏠		P	P	P	P	P	P	P	P	P	P	P						P	P	+	C								
Private Street Subdivision	P	P	P	P														P	P	+									
<b>Accessory &amp; Incidental Uses</b>																													
Accessory Structure (Business or Industry) 🏠												C	C	C	C	C	C	C	+	C	P	P	P	P	P	P	P	P	P
Accessory Structure (Residential) 🏠	P	P	P	P	P	P	P	P	P	P	P							P	P	+	C								
Accessory Dwelling 🏠	P			C	C	C	C	C	C	C	C							C	C	+	C								
Farm Accessory Building	P	C	C	C	C	C	C	C	C	C	C							C	C	+	C	C	C	C	C	P	P	P	
Off-Street Parking Incidental to Residential Main Use	C	P	P	P	P	P	P	P	P	P	P							P	P	+	P	P	P	P	P	P	P	P	
Off-Street Parking Incidental to Nonresidential Main Use	C	C	C	C	C	C	C	C	C	C	C							P	P	+	P	P	P	P	P	P	P	P	
Servant, Guest, Caretakers or Security Quarters	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	+	C	C	C	C	C	C	C	C	



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												S1	S2	S3	S4	S5											
Golf Course (Private) 📖												C	C	C	C	C	C	C	+		C	C	C	P			
Golf Course (Public) 📖												C	C	C	C	C	C	C	+		C	C	C	P			
Park and/or Playground (Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+		P	P	P	P			
Park and/or Playground (Public; Municipal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+		P	P	P	P	P		
Private Club										C	C								+		C		P	P	P		
Recreation Center (Private, For Profit)										C	C	P	P	P			C	C	+	C	C	P	P	P	P		
Rodeo Grounds	C																		+						P		
Skating Rink	C											C					C	C	+		C	C	C	P	P		
Swimming Pool, Commercial	C											C					C	C	+	C	C	C	C	P	P		
Swimming Pool, Private (Use Only By Resident)	P	P	P	P	P	P	P	P	P	P	P			P			P	P	+	C	P	P	P	P	P		
Temporary Outdoor Amusement/Activity*																											
Tennis or Swim Club (Private, For Profit)	C	C	C	C	C	C	C	C	C			P	P	P			P	P	+	C	P	P	P	P	P		
Tennis Court (Private/Not Lighted)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	+	C	P	P	P	P	P		
Tennis Court (Private/Lighted)	P	P	C	C	C	C	C	C	C	C	C	C	C	C			C	C	+	C	C	C	C	C	P		
Travel Trailer/RV Park/Campground (Long-Term Stays) {Travel Trailer Defined}	C																		+						C		

\* Refer to City’s Special Events Ordinance







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												S1	S2	S3	S4	S5													
Office, Medical/Dental { <i>Defined Under Medical Facilities</i> }												P	P	P	P	P	P	P	+	C	P	P	P	P	P	P	C		
Office, Parole-Probation																			+								P	C	
Office, Professional and General Business (other than those listed)												C	C	C	C	C	C	C	+	C	P	P	P	P	P	P	C		
Office, Real Estate												P	P	P	P	P	P	P	+	C	P	P	P	P	P	P	C		
Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)												P	C	C	C	C	C	C	+	C	C	P	P	P	P	P	C		
Office/Clinic, Veterinarian (No Animal Hospital, With Outside Pens)																	C	C	+								P	C	
Security Monitoring Company (No Outside Storage)															P	P	P	P	+	C	P	P	P	P	P	P	C		
Telemarketing Agency																	C		+	C		C		C		C	P	C	
Travel Agency, Bureau or Consultant												P	P	P			P	P	+	C	P	P	P	P	P	P	C		



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												S1	S2	S3	S4	S5											
Martial Arts School/Studio/Tutorial/Clubs/Learning centers												P	C	C			C	C	+	C		C	C	P	P	P	P
Pharmacy (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	P	
Rehabilitation Care Facility (Halfway House)																			+		C		C	P	P	P	
Rehabilitation Care Institution (Commercial)																			+		C		C	P	P	P	
Seamstress or Dressmaker (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P		
Studio - Tattoo or Body Piercing																			+						C	C	C
<b>Retail &amp; Business Service Uses</b>																											
Antique Shop (No outside storage) 📖												C	C	C			P	P	+	C	P	P	P	P	P	P	C
Antique Shop (With outside storage) 📖												C	C	C			C	C	+		C	C	C	C	C	P	C
Apparel Shop												P	C	C			C	C	+	C	C	P	P	P	P	C	
Animal Hospital (No Outside Pens)																	C		+					C	P	C	
Art Museum and/or Dealer												P	P	P			P	P	+		C	C	C	P	P	C	
Art Studio and/or Gallery 📖												C	C	C			P	P	+	C	C	C	P	P	P	C	

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												S1	S2	S3	S4	S5																	
Art Supply Store												P	P	P			C	C	+	C	P	P	P	P	P	C							
Bakery or Confectionery Shop (Retail Sales, Inside Service Only) 📖												P	P	P			P	P	+	C	P	P	P	P	P	C							
Bakery or Confectionery Shop (Retail Sales, With Drive-Thru Service) 📖												C	C	C			C	C	+	C	C	C	C	P	P	C							
Bakery (Wholesale) 📖																			+							P	C						
Book/Stationery Shop (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C							
Business Service Retail (Provides wares and/or service in support of professional occupations)												C	C	C			C	C	+	C	C	C	C	P	P	C							
Café 📖												P	P	P			P	P	+	C	P	P	P	P	P	C							
Cafeteria 📖												C	C	C			C	C	+	C	P	P	P	P	P	C							
Camera Shop (Retail Only)												P	P	P			C	C	+	C	P	P	P	P	P	C							
Cigars, Tobacco Shop (Retail Only)												C							+		C	P	C	P	P	C							
Carpenter Shop												P	C	C			P	P	+	P	C	C	C	P	P	C							
Catering Service												P	C	C			P	P	+	P	C	C	C	P	P	C							
Coffee, Donut and Similar Food Sales Shop (For On- or Off-Site Consumption)												P	P	P			P	P	+	P	P	P	P	P	P	C							
Computer Sales												P	C	C			C	C	+	C	C	P	C	P	P	C							

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												S1	S2	S3	S4	S5											
Consignment Shop												P	C	C			C	C	+	C	C	P	P	P	P	C	
Convenience Store (With Gasoline Sales) 📖												C					C	C	+		C	C	C	P	P	C	
Convenience Store (Without Gasoline Sales) 📖												C	C	C			C	C	+	C	C	C	P	P	P	C	
Copy/Printing Shop 📖												P	P	P			C	C	+	C	P	P	P	P	P	C	
Department Store (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper, and/or Clothing) 📖												P	P	P					+			P		P	P	C	
Drapery/Blind Shop												P	P	P			P	P	+	C	P	P	P	P	P	C	
Electronic Goods Store (Retail Only)												P	P	P			C	C	+	C	C	P	C	P	P	C	
Florist Shop (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Food Store/Supermarket 📖												P	P	P					+				C	P	P	C	
Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)												P	P	P			C	C	+	C		P		P	P	C	
Furniture Repair and Upholstering (No Outside Storage)																	C		+					C	P	C	
Garage and/or Yard Sales	P	P	P	P	P	P	P	P	P	P	P						P	P	+	P	C	C	C	C	C	C	
Garden Shop & Outside Plant Sales (i.e., Plant Nursery)																	C	C	+	C	C	C	C	P	P	C	
Gift or Card Shop (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C	

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												S1	S2	S3	S4	S5																
Handicraft & Art Object Sales Shop												P	P	P			P	P	+	C	P	P	P	P	P	C						
Hardware Store 📖												C	C	C			C	C	+	C	C	C	C	P	P	C						
Hobby Shop (Retail Only)												P	P	P			P	P	+	C			P	P	P	C						
Home Improvement Center												P	C	C					+				C	C	C	P	C					
Ice Cream/Yogurt Shop (For On- or Off-Site Consumption)												P	P	P			P	P	+	C	P	P	P	P	P	C						
Itinerant Vendor/Seasonal Vending												C	C	C			C	C	+	C	C	C	C	C	C	C						
Jewelry Store												P	P	P			C	C	+	C		P	P	P	P	C						
Key Shop																	C	C	+	C			P	P	P	C						
Market - Open Air (i.e., Flea Market)												C	C	C					+					C	P	C						
Meat and Fish Market (Retail Only)												C	C	C					+				C	C	P	C						
Medical Appliances & Sales																	C		+	C		P		P	P	C						
Motion Picture Theater (Indoors)												P	P	P	P	P			+					P	P	C						
Optical Shop												P	P	P	P	P	C	C	+	C	P	P	P	P	P	C						
Outside Display {See related regulations in applicable zoning districts}												C	C	C					+				C	P	P	C						
Paint, Wallpaper Shop (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C						
Pet Shop-Small Animals, Birds or Fish												P	P	P					+				P	P	P	C						

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												S1	S2	S3	S4	S5											
Personal Custom Services, Tailor, Millinery, Etc.												P	P	P			C	C	+	C			P	P	P	C	
Pharmacy/Drug Store (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Piano and Musical Instruments (Retail Only)												P	P	P			C		+	C			P	P	P	C	
Restaurant (With Drive-In and/or Drive-Thru Service)												C	C	C			C	C	+	C			C	P	P	C	
Restaurant (With No Drive-In or Drive-Thru Service)												P	P	P			C	C	+	C			C	P	P	C	
Retail Shops, Apparel, Accessories, Gifts & Similar Goods (Other than those listed; No Outside Storage)												P	P	P			C	C	+	C	P	P	P	P	P	C	
Shoe Store (Retail Only)												P	P	P			C	C	+	C			P	P	P	C	
Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)																	C	C	+	C			C	P	P	C	
Stone Monuments - Retail Sales Only (indoors)																	C	C	+	C	C		P	P	P	C	



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												S1	S2	S3	S4	S5											
Church/Temple/Place of Worship 📖	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	+		C	P	C	P	P		
Civic Center (Municipal) 📖													P	P				+		C	P	P	P	P			
Civic Club													P	P				+		C	P	P	P	P			
Community /Group Home 📖	P	P	P	P	P	P	P	P	P	P	P					C	C	+		P		P					
Community or Social Buildings 📖	C	C	C	C	C	C	C	C	C	C	C		P	P		C	C	+		P		P					
Convent or Monastery 📖	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+		P	P	P	P	P			
Day Camp (For Children) 📖	C									C	C							+		P		P	P	P			
Day Care		See"Child Day Care Center (Business)"																									
Day Nursery		See"Child Day Nursery"																									
Exhibition Hall	C																	+			P			P	P	P	
Fraternal Organization 📖	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	+		P	P	P	P	P			
Fraternity or Sorority House 📖	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	+		P	P	P	P	P			
Governmental Building or Use (County, State or Federal)	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	+	C	P	P	P	P	P	P	P	
Home for Alcoholic, Narcotic or Psychiatric Patients										C								+		C	C		C	C			
Hospice (Defined Under Household Care Facility)	P	P	P	P	P	P	P	P	P	P	P					C	C	+		P		P					
Hospital (Non-Profit) 📖										C		C			C	C		+		C	P	C	P	P	P	P	
Hospital (For Profit) 📖										C		P			P	P		+		C	P	C	P	P	P	P	
Institution of Religious, Educational or Philanthropic Nature	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C	+		P	P	P	P	P		



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												S1	S2	S3	S4	S5																
Sheltered Care Facility											C									+								C	C			
Studio for Radio and/or Television (No Tower[s])																				+		P	P	C	P	P	P	P	P	P	P	
<b>Utility &amp; Related Service Uses</b> (Also see Section 4.2.4.2 - Screening for Utility Support Structures and Stations)																																
Cellular Communications Tower/PCS {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	C	C	P	P		
Electric Power Generating Plant																				+									C	C		
Electrical Substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	+	C	C	C	C	C	C	C	C	C	C	C		
Franchised Private Utility. (Other than those listed) ☒	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	+	C	C	C	C	C	C	C	C	P	P			
Gas Transmission & Metering Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	+	C	C	C	C	C	C	C	C	P	P			
Public Utilities (Other than those listed)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	C	C	C	C	C		
Radio or Television or Microwave Towers (Commercial) {See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	C	C	P	P			

**Legend**

P- The land use is permitted by right in the zoning district indicated.

- (Blank) The land use is prohibited in the zoning district indicated.

C – The land use may be approved as a conditional use (CUP) in the zoning district indicated.

☐ Uses defined within the Definitions chapter of the UDC).

✦ Refer to the Old Townsite Downtown Development District.

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts							Non-Residential Zoning Districts								
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5											
Radio or Television Transmitting Station (Commercial) {See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Sanitary Landfill (Private)																		+								C	C
Sanitary Landfill (Public)																		+								C	C
Railroad Team Track or Freight Depot																		+						P	P	P	
Satellite Dish (Private, less than 4' in diameter) {See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+	C	P	P	P	P	P	P	P	P
Satellite Dish (greater than 4' in diameter)( See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC)																		+		C	C	C	C	C	C	C	C
Telephone Business Office															P			+		P	P	P	P	P	P	P	P
Telephone Exchange Switching Relay & Transmitting Equipment	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	C	C	C
Utility Shops or Storage, Yards and Building																		+					C	P	P	P	





**Legend**

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Types of Land Uses	Residential Zoning Districts											Mixed Use Districts							Non-Residential Zoning Districts									
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												S1	S2	S3	S4	S5												
Laboratory, Medical or Dental															P	P	C	C	+		C	P	C	P	P	P	P	
Lawnmower Sales and/or Repair																			+					C	P	C		
Liquefied Petroleum Storage & Sales																			+						C	C	C	
Loading or Storage Tanks															C	C			+						C	P	P	
Locksmith																	C	C	+	C				C	P	P	P	
Lumber Mill/Yard																			+						P	P	P	
Machine Shop																			+					P	P	C	C	
Manufactured Home Display, Sales and/or Rental (New or Used)																			+						P	P	P	
Mattress Making and/or Renovating																			+						P	P	P	
Milk Depot - Wholesale																			+						P	P	P	
Mini-Warehouse/Self Storage																			+					C	C	C	C	
Moving and Storage Company																			+					C	C	P	P	
News Printing																			+					C	C	P	P	
Office Warehouse Storage or Sales (Defined Under Storage or Wholesale Warehouse)															C	P			+						C	P	P	
Outside Storage																			+						C	C	P	P
Pawn Shop																			+						P	P		
Pet and Animal Grooming Shop												C	C	C			C	C	+	C					P	P		









*Table 4-1  
Required Number of Parking Spaces By Type of Use*

Type of Use	Number of Spaces Required
All other places of public assembly not specified	1 space for each 4 seats of capacity in the main area containing fixed seating
All other schools not specified	1 space for each classroom plus 1 for each 15 students
All other uses not specified - Also see Section 4.2.1.2(c)	1 space per 165 square feet of gross floor area
Assembly hall	1 space for each 4 seats of capacity in the main area containing fixed seating
Auto parts store	1 space for each 200 square feet of gross floor area
Bank, savings and loan or credit union	1 space per 200 square feet of gross floor area
Barber and/or beauty shop	1 space for each 200 square feet of gross floor area
Bookstore	1 space for each 200 square feet of gross floor area
Bowling alley	5 parking spaces for each bowling lane
Bus depot	1 for each 100 square feet of floor area
Business support service	1 space for each 200 square feet of gross floor area
Church	1 space for each 4 seats of capacity in the main area containing fixed seating
Clothing store	1 space for each 200 square feet of gross floor area
Conference center/convention center	1 space for each 4 seats or 1 space for every 100 square feet of gross floor area, based on maximum design capacity whichever is less
Convenience store	1 space for each 200 square feet of gross floor area plus 1 space for each gasoline/diesel pump
Dance, assembly and exhibition halls without fixed seats	1 space for each 100 square feet used for assembly or dancing
Day care center or pre-elementary school - Also see Section 4.2.1.2(a)(6)	1 space per 300 square feet of gross floor area
Department store	1 space for each 200 square feet of gross floor area
Elementary school	1 space per 20 students and 1 space per staff faculty member
Funeral home or mortuary	1 parking space for each 50 square feet of floor space in slumber room parlors or individual funeral service rooms

General merchandise store	1 space for each 200 square feet of gross floor area
Grocery store	1 space for each 200 square feet of gross floor area
Group home	4 spaces
High school and/or vocational school	1 space for every 3 students, faculty and staff, based on maximum design capacity
Hospital	1 space per bed
Hotel or motel	1 parking space for each sleeping room or suite plus 1 space for each 200 square feet of commercial floor area contained therein
Junior high school	1 space per 15 students and 1 space per staff faculty member
Laundry service	1 space for each 200 square feet of gross floor area
Library	1 space for each 300 square feet of floor area
Lodging houses and boarding houses	1 space per each 2 persons capacity of overnight sleeping facilities
Manufacturing plant	1 for each 1.5 employees in the maximum work shift
Medical or research laboratory	1 for each 1.5 employees in the maximum work shift
Medical or dental clinic	4 spaces for each treatment room
Multiple-family, duplex, or townhome dwelling unit or condominium - Requirements below [Also see Section 4.2.1.2(a)(2)]	
Efficiency unit	1½ spaces
One-bedroom unit	2 spaces
Two-bedroom unit	2½ spaces
Three-bedroom unit, or more bedrooms	1 space per bedroom
Multi-use Occupancy	1 space for each 200 square feet of gross floor area
Office and professional uses	1 space for each 300 square feet of gross floor area
Pharmacy	1 space for each 200 square feet of gross floor area
Product repair service	1 space for each 200 square feet of gross floor area
Recreation and amusement facility - Requirements below [Also see Section 4.2.1.2(a)(7)]	
Arcade	1 space per 200 square feet of gross floor area
Driving/archery/shooting range	1 space per 200 feet of gross floor area of indoor facilities, plus 1 space per tee or target
Fairground, exhibition, carnival	1 space per 500 square feet of outdoor site area, plus 1 space per 4 fixed spectator seats
Go-carts and all-terrain vehicles	1 space per 2 vehicles, plus 1 space per 4

	spectator seats
Golf course	1 space per 150 square feet of gross floor area of indoor facilities, plus 5 spaces per green
Miniature golf	1 space per 200 square feet of gross floor area of indoor facilities, plus 1 1/2 spaces per hole
Rodeo, circus, auto/motorcycle racing	1 space per 3 spectator seats
Skateboarding, water slide	1 space per 200 feet of gross floor area of indoor facilities, plus 1 space per 2 persons design capacity of outdoor facilities
Sport fields, swimming pool, private parks and playgrounds	1 space per 100 square feet of gross floor area of indoor facilities plus 1 space per four persons design capacity of outdoor facilities, including both participants and spectators as applicable
Tennis and other sport courts	2 spaces per court
Residence halls, fraternity buildings, and sorority buildings - Also see Section 4.2.1.2(a)(3)	1 space per person capacity of permanent sleeping facilities
Residential care facility	1 space per each two persons capacity
Restaurant, eating and/or drinking establishment - Also see Section 4.2.1.2(a)(5)	4 spaces, plus 1 space for each 100 square feet of gross floor area, or 4 seats, whichever is less
Retail uses not otherwise specified	1 space for each 200 square feet of gross floor area
Sanitarium, convalescent home, home for the aged or similar institution	1 parking space for each 2 beds
School auditorium	1 space for each 4 seats of capacity in the main area containing fixed seating
Self-storage or mini-warehouse	4 spaces plus one space per 10,000 square feet of storage area
Shopping centers, malls, and multi-occupancy uses over 3 acres in size	1 parking space per 200 square feet of floor space
Single-family attached and detached dwelling units (including manufactured or industrialized housing unit)	2 parking spaces per dwelling unit
Sports arena	1 space for each 4 seats of capacity in the main area containing fixed seating
Stadiums	1 space for each 4 seats of capacity in the main area containing fixed seating
Student center	1 space for each 300 square feet of floor area
Take-out or drive-through eating establishment with no indoor dining	1 parking space for each 50 square feet of floor space used or designated as customer service and waiting area, or 4 spaces, whichever is greater