



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

### Case No. TA25-02 Zoning Ordinance Amendment May 1, 2025

#### Zoning Ordinance Amendment Information

The Planning and Zoning staff developed amendments to the Zoning Ordinance pertaining to Local Provisions of Planning District 26, the B-1 Professional Business District, and the B-2 Local Business District. The proposed amendments to the business districts are to allow the gym/fitness center use within these two business districts. The gym/fitness center use is appropriate as a Conditional Use within the B-1 and B-2 Business Districts and would require Commission Site Plan approval as proposed in this amendment.

The proposed amendments to Local Provisions to Planning District 26 were presented to the Planning Commission and County Commission as a part of the TA25-01 text amendments in May of 2025. The Planning Commission recommended approval of the proposed amendments to the Local Provisions of Planning District 26, however, the County Commission voted to remove those revisions from the TA25-01 text amendments to allow staff to seek additional public input from the residents of Planning District 26 on the proposed amendment. A community meeting with the residents of Planning District 26 was held on March 27, 2025 which provided positive community input in support of the proposed amendments to the Planning District 26 Local Provisions as previously proposed.

The proposed text amendments are included with this agenda item as Attachment "A". Deletions to the text are indicated by blue strike throughs, and additions are indicated by blue text.

Proposed amendments are included in the following summary:

#### Local Provisions

- **Planning District 26**

- Allow PRDs for projects that occupy a minimum of 250 acres and set aside 50% open space for recreational purposes and conservation of sensitive elements of the site.
- Half the open space must include active and/or passive outdoor recreational uses.

#### Zoning Districts

- **B-1 Professional Business District**

- Allow Fitness Center/Gym use as a Conditional Use requiring Commission Site Plan Approval.

- **B-2 Local Business District**

- Allow Fitness Center/Gym use as a Conditional Use requiring Commission Site Plan Approval.

## Staff Comments and Recommendation

As previously mentioned, the Planning and Zoning staff has developed amendments to the Zoning Ordinance pertaining to Local Provisions of Planning District 26, the B-1 Professional Business District, and the B-2 Local Business District. Staff has thoroughly assessed all relevant factors concerning these amendments and recommends approval.

Unless information to the contrary is revealed at the public hearing, staff feels this text amendment, TA25-02, should be recommended for **APPROVAL**.\*

*\*The Planning Commission will be making a recommendation to the County Commission.*

<http://noaa.maps.arcgis.com/apps/MapSeries/index.html?appid=d9ed7904dbec441a9c4dd7b277935fad&entry=1>

(l) Rezoning Considerations in the Coastal High Hazard Area of Fort Morgan:

Increases in density and intensity through rezoning or similar land use changes in the Coastal High Hazard Area (CHHA) in Fort Morgan are prohibited.

(m) Rezoning Considerations in Flood Hazard Areas of Fort Morgan:

Increases in density and intensity through rezoning or similar land use changes in the Flood Hazard Areas (FHA) in Fort Morgan should be limited to low density single family uses.

<https://alabamaflood.com/map>

(n) Development Exemptions and Clustering

Lots of record, as defined by the Baldwin County Subdivision Regulations, may be developed in accordance with subdivision regulations. When properties contain either CHHA or FHA areas, clustering of development through Planned developments, away from areas of highest hazard exposure is strongly encouraged. Lands outside the clustered development should be set aside through conservation easements or similar methods of preservation.

2.3.26 **Planning District 26.**

2.3.26.1 Effective Date

On June 9, 1992, a majority of qualified electors in Planning District 26 voted to institute County Zoning. On September 21, 1993, the County Commission adopted the Planning District 26 Zoning Map and Ordinances.

2.3.26.2 District Boundaries

A legal description of the boundaries for Planning District 26 may be found under Appendix A.

2.3.26.3 Local Provisions for Planning District 26

enacted CBRA to minimize the loss of human life, wasteful Federal expenditures, and the damage to natural resources associated with coastal barriers.

(a) One accessory dwelling per lot shall be permitted by right in the RSF-1 and RSF-2 districts, provided the accessory dwelling does not exceed 60% of the size, in gross floor area, of the principal dwelling, except that no accessory dwellings or structures shall be permitted that require the filling of jurisdictional wetlands.

(b) The required side yard setbacks for RSF-1 and RSF-2 lots existing on or before May 19, 2020, and which do not meet the minimum lot width requirements for the underlying zoning designation, may be reduced to 3feet on one side and 10-feet on the other side provided a minimum of 13feet separation remains between buildings.

(c) The following zoning districts shall not be available in Planning District 26, and all references in the zoning ordinance to such districts are deleted, except as to lots or parcels included in such districts as of May 19, 2020:

1. RSF-3, Single Family District
2. RSF-4, Single Family District
3. RTF-4, Two Family District
4. RSF-6, Single Family District
5. RTF-6, Two Family District
6. RMF-6, Multiple Family District
7. HDR, High Density Residential District

(d) Planned Residential Development (PRD) Districts, Article 9, shall ~~not~~ be available in Planning District 26, ~~and all references to Planned Residential Districts, for Planning District 26, in the zoning ordinance are deleted.~~ for developments that occupy a minimum of two hundred fifty (250) contiguous acres. The Open Space and Common Area reservation for PRDs within Planning District 26 shall be a minimum of 50% of the gross land area and shall be set aside as permanent Open Space for recreational purposes and for conserving natural resources and sensitive elements of the site. A minimum of on-half (50%) of the Open Space reserved must include active and/or passive outdoor recreational uses such as equestrian facilities, golf courses, country clubs, parks, pedestrian walkways, and recreational facilities.

(e) The following uses shall not be allowed either as a Permitted Use, Commission Site Plan or Special Exception in any commercial district in Planning District 26:

1. Boarding, rooming or lodging house, dormitory
2. Car wash
3. Cemetery

4. Discount/variety store
5. Drug store
6. Laundry, self service
7. Mini warehouse
8. Neighborhood convenience store, greater than 4,000 square feet
9. Nightclub, bar, tavern
10. Recreational vehicle park
11. Restaurant, drive-in
12. Restaurant, fast food

- (f) Jurisdictional wetland fill is limited to one-tenth (1/10) of an acre per lot of record.
- (g) A variance shall not be required for a 25%-yard setback encroachment that results in a 25% or greater reduction in jurisdictional wetland fill.
- (h) Staff support shall be given to Highway Construction Setback Appeals that will result in a reduction of jurisdictional wetland fill. Pursuant to Alabama Code, final decisions regarding Highway Construction Setback Appeals lay with the Planning Commission.
- (i) Following the adoption of this amendment, increases in land use density or intensity through re-zoning or similar land use regulation changes are prohibited and shall not be permitted in those parts of Planning District 26 which are designated by the Baldwin County Master Plan "Guide to the Future" dated July 18, 2023, or amendments thereto, as either an Ideal Conservation/Preservation Area or a Conservation Development Area (Future Land Use Map).

**2.3.27 Planning District 27.** County zoning has not been instituted in this district.

### **2.3.28 Planning District 28.**

#### **2.3.28.1 Effective Date**

On October 13, 1992, a majority of qualified electors in Planning District 28 voted to institute County Zoning. On July 6, 1993, the County Commission adopted the Planning District 28 Zoning Map and Ordinances.

#### **2.3.28.2 District Boundaries**

A legal description of the boundaries for Planning District 28 may be found under Appendix A.

#### **2.3.28.3 Local Provision for Planning District 28**

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## Article 5 Commercial Districts

### Section 5.1 B-1, Professional Business District

5.1.1 *Purpose and intent.* The B-1, Professional Business and Office District, is intended to allow a concentration of office type buildings and land uses that are most compatible with, and located near, residential areas. Most B-1 commercial, professional and business office districts will be placed in close proximity to residential areas, and therefore serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The types of office uses permitted are those that do not have high traffic volumes throughout the day, which extend into the evening hours. They will have morning and evening short-term peak conditions. The market support for these office uses should be those with a localized basis of market support as opposed to office functions requiring inter-jurisdictional and regional market support. Because office functions have significant employment characteristics, which are compounded when aggregations occur, certain personal service uses shall be permitted, to provide a convenience to office-based employment. Such convenience commercial uses shall be made an integral part of an office building as opposed to the singular use of a building.

5.1.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-1, Professional Business and Office District, conditioned on the Commission Site Plan Approval requirements of *Section 18.9*:

- |   |  |
|---|--|
| (a) Accessory structures and use                                | (j) Fire station                                   |
| (b) Bank  | (k) Laboratory (scientific, medical, or dental)    |
| (c) Barber shop or beauty parlor                                | (l) Library  |
| (d) Childcare center  | (m) Office   |
| (e) Childcare institution                                       | (n) Optician                                       |
| (f) Church or similar religious facility                        | (o) Police station                                 |
| (g) Clinic or dentist office (medical, dental, psychiatric)     | (p) Post office                                    |
| (h) Club or lodge   | (q) School (public or private)                     |
| (i) Extraction or removal of natural resources on or under land | (r) Silviculture                                   |
|   | (s) Studio for dance, music, photography, painting |
|   | (t) Water well (public or private)                 |

5.1.3 *Conditional Use Commission Site Plan Approval.* The following uses are permissible as Commission Site Plan Approval uses in the B-1 Commercial Professional and Business Office District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- |                             |  |
|-----------------------------|--|
| (a) Arboretum               | (h) Dwellings, in combination          |
| (b) Swimming pool (outdoor) | with commercial uses,                  |
| (c) Ball field              | subject to the standards               |
| (d) Tennis court (outdoor)  | listed under Section 5.1.4:            |
| (e) Golf course             | Mixed uses                             |
| (f) Wildlife sanctuary      | <a href="#">(i) Riding academy</a>     |
| (g) Park or playground      | <a href="#">(i) Gym/Fitness Center</a> |

5.1.4 *Mixed uses.* Mixed residential and commercial uses may be permissible as Commission Site Plan Approval uses in the (B-1) commercial professional and Business office district, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks, and type of equipment
- (b) The residential uses shall be designed so that they are compatible with the commercial uses
- (c) Residential and commercial uses shall not occupy the same floor of a building
- (d) Residential and commercial uses shall not share the same entrances
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-1 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000 square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed-use project exceed 4 dwelling units per acre
- (f) Building height shall not exceed three stories
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as Open Space in accordance with the requirements of *Article 17 Open Space, Landscaping, and Buffers*.

- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units to the greatest extent possible, and
- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See *Article 15: Parking and Loading Requirements*).

#### 5.1.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet

**5.1.6 Lighting standards.** The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

**5.1.7 Distance between structures.** If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15-feet or a distance equal to one-half the sum of their heights, whichever is the greater.

**5.1.8 Landscaping and buffering.** All B-1, Professional Business and Office District, uses shall meet the requirements of *Article 17: Landscaping and Buffers*.

## Section 5.2 B-2, Local Business District

**5.2.1 Purpose and intent.** The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.



**5.2.2 Permitted uses.** The following uses are permitted as of right, or as uses accessory to permitted uses in the B-2, Neighborhood Business District, conditioned on the Commission Site Plan Approval requirements of *Section 18.9*:

- |  |  |
|--|--|
| (a) All uses permitted by right under the B-1 zoning designation | (v) Floor covering sales or service          |
| (b) Antique store  | (w) Florist                                  |
| (c) Apparel and accessory store                                  | (x) Fraternity or sorority house             |
| (d) Appliance store including repair                             | (y) Fruit and produce store                  |
| (e) Art gallery or museum  | (z) Gift shop                                |
| (f) Art supplies   | (aa) Hardware store, retail                  |
| (g) Bait store   | (bb) Ice cream parlor                        |
| (h) Bakery retail  | (cc) Interior decorating shop                |
| (i) Bed and breakfast or tourist home                            | (dd) Laundry, self service                   |
| (j) Bicycle sales and service                                    | (ee) Lawnmower sales and service             |
| (k) Boarding, rooming or lodging house, dormitory                | (ff) Locksmith                               |
| (l) Book store   | (gg) Music store                             |
| (m) Café   | (hh) Neighborhood convenience store          |
| (n) Camera and photo shop  | (ii) News stand                              |
| (o) Candy store  | (jj) Paint and wallpaper store               |
| (p) Catering shop or service                                     | (kk) Picture framing and/or mirror silvering |
| (q) Copy shop  | (ll) Restaurant                              |
| (r) Delicatessen   | (mm) Shoe repair shop                        |
| (s) Discount/variety store (not to exceed 8,000 square feet)     | (nn) Shoe store                              |
| (t) Drug store (not to exceed 8,000 square feet)                 | (oo) Sign shop                               |
| (u) Fixture sales  | (pp) Sporting goods store                    |
|  | (qq) Tailor shop                             |
|  | (rr) Tobacco store                           |
|  | (ss) Toy store                               |

**5.2.3 Conditional Use Commission Site Plan Approval.** The following uses are permissible as Commission Site Plan Approval uses in the B-2, Neighborhood Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*:

- |  |                           |
|--|---------------------------|
| (a) Air conditioning sales and service | (b) Amusement arcade      |
|  | (c) Animal clinic/kennels |

- |   |   |
|---|---|
| (d) Arboretum   | <del>(s)</del> <u>(t)</u> Pet shop  |
| (e) Ball field  | <del>(t)</del> <u>(u)</u> Plumbing shop   |
| (f) Business machine sales and service                        | <del>(u)</del> <u>(v)</u> Restaurant sales and supplies   |
| (g) Car wash  | <del>(v)</del> <u>(w)</u> Riding academy  |
| (h) Country club  | <del>(w)</del> <u>(x)</u> Rug and/or drapery cleaning service   |
| (i) Discount/variety store (exceeding 8,000 square feet)      | <del>(x)</del> <u>(y)</u> Seafood store   |
| (j) Drug store (exceeding 8,000 square feet)                  | <del>(y)</del> <u>(z)</u> Swimming pool (outdoor)   |
| (k) Exterminator service office                               | <del>(z)</del> <u>(aa)</u> Tennis court (outdoor)   |
| <u>(l)</u> Golf course  | <del>(aa)</del> <u>(bb)</u> Water storage tank  |
| <del>(l)</del> <u>(m)</u> <u>Gym/Fitness Center</u>           | <del>(bb)</del> <u>(cc)</u> Wildlife sanctuary  |
| <del>(m)</del> <u>(n)</u> Liquor store                        | <del>(cc)</del> <u>(dd)</u> Wireless telecommunication facility   |
| <del>(n)</del> <u>(o)</u> Mini warehouse                      | <del>(dd)</del> <u>(ee)</u> Dwellings, in combination with commercial uses, subject to the standards listed under Section 5.2.4: Mixed uses |
| <del>(o)</del> <u>(p)</u> Night club, bar, tavern             |   |
| <del>(p)</del> <u>(q)</u> Office equipment and supplies sales |   |
| <del>(q)</del> <u>(r)</u> Park or playground                  |   |
| <del>(r)</del> <u>(s)</u> Pawn shop                           |   |

5.2.4 *Mixed uses*. Mixed residential and commercial uses may be permissible as Commission Site Plan in the B-2 Neighborhood Business District, subject to the standards and procedures established in *Section 18.9: Commission Site Plan Approval*, and subject to the following criteria:

- (a) The commercial uses in the development may be limited in hours of operation, size of delivery trucks and type of equipment.
- (b) The residential uses shall be designed so that they are compatible with the commercial uses.
- (c) Residential and commercial uses shall not occupy the same floor of a building.
- (d) Residential and commercial uses shall not share the same entrances.
- (e) The number of residential dwelling units shall be controlled by the dimensional standards of the B-2 district. A dwelling unit density of .5 (½) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses, may be allowed (structures with less than 2,000

square feet devoted to commercial uses shall be allowed one dwelling unit). In no case, however, shall the overall dwelling unit density for a mixed use project exceed 4 dwelling units per acre.

- (f) Building height shall not exceed three stories.
- (g) A minimum of 30 percent of the mixed-use development shall be maintained as Open Space in accordance with the requirements of *Article 17 Open Space, Landscaping, and Buffers*.
- (h) The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular access ways and parking areas from residential units, to the greatest extent possible.
- (i) Off-street parking spaces for the mixed residential and commercial uses shall be the sum total of the residential and commercial uses computed separately (See *Article 15: Parking and Loading Requirements*).

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet

5.2.6 *Lighting standards.* The maximum height of exterior lights shall be 25-feet. The intensity, location, and design of lighting shall be such that not more than one foot candle of light is cast upon adjacent property or public rights-of-way. Light fixtures shall be designed to cast light downward. Where necessary, cut-off devices shall be used to minimize glare off premises. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.

5.2.7 *Distance between structures.* If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of

15-feet or a distance equal to one-half the sum of their heights, whichever is the greater.

5.2.8 *Landscaping and buffering.* All B-2, Neighborhood Business District, uses shall meet the requirements of *Article 17: Landscaping and Buffers*.

### **Section 5.3 B-3, General Business District**

5.3.1 *Purpose and intent.* The purpose of this district is to provide for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies and location criteria of the Comprehensive Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a precedent for the introduction of inappropriate uses into an area; and so as not to encourage non-residential strip development along streets

5.3.2 *Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses in the B-3, General Business District, conditioned on the Commission Site Plan Approval requirements of *Section 18.9*:

- |  |                                   |
|--|-----------------------------------|
| (a) All uses permitted by right under the B-2 zoning designation | (q) Country club                  |
| (b) Air conditioning sales and service                           | (r) Department store              |
| (c) Amusement arcade   | (s) Discount/variety store        |
| (d) Animal clinic/kennel   | (t) Drug store                    |
| (e) Arboretum  | (u) Elevator maintenance service  |
| (f) Auto convenience market                                      | (v) Exterminator service office   |
| (g) Automobile service station                                   | (w) Farmer's market/truck crops   |
| (h) Bakery, wholesale  | (x) Firing range                  |
| (i) Ball field   | (y) Fitness center or gym         |
| (j) Bicycle sales and service                                    | (z) Florist                       |
| (k) Bowling alley  | (aa) Fraternity or sorority house |
| (l) Business machine sales and service                           | (bb) Fruit and produce store      |
| (m) Business school or college                                   | (cc) Funeral home                 |
| (n) Butane gas sales   | (dd) Golf course                  |
| (o) Cemetery   | (ee) Golf driving range           |
| (p) City hall or courthouse                                      | (ff) Grocery store                |
|  | (gg) Landscape sales              |
|  | (hh) Marine store and             |

**Figure 1: Table of Permitted Uses**

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>RESIDENTIAL USES</b>																												
Accessory structures and uses	P	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
Boarding, rooming or lodging house, dormitory	C										C	C	C				P	P	P								P	P
Fraternity or sorority house	C										C	C	C				P	P	P								P	P
Mail order house	C																										P	P
Manufactured housing park															P													
Mobile home/ manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P				
Multiple family dwellings													P	P														
Single family dwelling, including mobile/manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P				
Two family dwelling										P		P	P	P														

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>AGRICULTURE USES</b>																												
Agriculture	P	P	P	P	P																						P	P
Aquaculture	C	P		P													C	P	P					C		C	P	P
Animal raising	P	P	P	P	P																						P	P
Dairying	P	P	P	P	P																						P	P
Farming	P	P	P	P	P																						P	P
Floriculture	P	P	P	P	P																						P	P
Hatchery, poultry and fish	P	P	P	P	P																						P	P
Horticulture	P	P	P	P	P																						P	P
Pasturage	P	P	P	P	P																						P	P
Silviculture	P	P	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
Stables	P	P	P	P	P																						P	P
Viticulture	P	P	P	P	P																						P	P
<b>INSTITUTIONAL USES</b>																												
Ambulance/EMS Service	C	C	C															C	C								P	P
Art gallery or museum	C	C	C															P	P			P	C				P	P

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	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2	
INSTITUTIONAL USES (CONTINUED)																													
Auditorium, stadium, coliseum	C	C	C															C	C								P	P	
Business school or college	C	C	C															P	P								P	P	
Cemetery (See Sections 2.3 and 13.7)	C	C/ P	C		P													P	P								P	P	
Church or similar religious facility	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
City hall or courthouse	C	C	C															P	P								P	P	
Club or lodge	C	C	C													P	P	P	P			P	C				P	P	
College or university	C	C	C															C	C								P	P	
Convalescent or nursing home	C	C	C															C	C								P	P	
Correctional, detention, or penal institution		C	C															C	C								P	P	
Child care center	P	C	C												C	P	P	P	P								P	P	
Child care institution	P	C	C												C	P	P	P	P								P	P	
Day care home	P	C	C		C	C	C	C	C	C	C	C	C	C										C					

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	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>INSTITUTIONAL USES (CONTINUED)</b>																												
Dog Pound	C	C	C															C	C								P	P
Fire station	C	C	C		C	C	C	C	C	C	C	C	C	C	C	P	P	P	P								P	P
Funeral home	C	C	C															P	P								P	P
Hospital	C	C	C															C	C								P	P
Library	P	C	C													P	P	P	P			P	C				P	P
Police station	C	C	C													P	P	P	P								P	P
Post office	P	C	C													P	P	P	P								P	P
Sanitarium																											P	P
School (public or private)	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P								P	P
Teen club or youth center	C	C	C															P	P								P	P
YMCA, YWCA	C	C	C															P	P								P	P
Zoo	C	C	C															C	C								P	P
<b>PROFESSIONAL SERVICE &amp; OFFICE USE</b>																												
Bank	P															P	P	P	P			P	C				P	P



	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>PROFESSIONAL SERVICE &amp; OFFICE USE (CONTINUED)</b>																												
Barber shop or beauty parlor	P															P	P	P	P			P	C				P	P
Clinic or doctor office (medical, dental, psychiatric)	P															P	P	P	P								P	P
Medical Office (medical, dental, psychiatric)																						P	C					
Office	P															P	P	P	P			P	C	P		C	P	P
Optician	P															P	P	P	P								P	P
Laboratory, scientific, medical, dental	P															P	P	P	P								P	P
Mixed commercial/residential																C	C						C					
Studio for dance, music, photography, painting, etc.	P															P	P	P	P			P	C				P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2	
NEIGHBORHOOD COMMERCIAL USES																													
Accessory structures and uses such as food service, gift or novelty shops, and barber or beauty shops conducted primarily for the convenience of visitors or patrons on the premises and contained within a principal building (see Section 13.1)																										P			
Antique store	P																P	P	P				P	C				P	P
Apparel and accessory store	P																P	P	P				P	C				P	P
Appliance store including repair	P																P	P	P									P	P
Art supplies	P																P	P	P				P	C				P	P
Automobile parts sales	P																	C	P									P	P
Bakery retail	P																P	P	P				P	C				P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2	
NEIGHBORHOODCOMMERCIAL USES (CONTINUED)																													
Bed and breakfast or tourist home (see Section 13.10)	P	C	C		C	C	C	C	C	C	C	C	C				P	P	P					P		C	P	P	
Bicycle sales and service	P																P	P	P								P	P	
Book store	P																P	P	P				P	C				P	P
Café	P																P	P	P				P	C	P		C	P	P
Camera and photo shop	P																P	P	P				P	C				P	P
Candy store	P																P	P	P				P	C				P	P
Catering shop or service	P																P	P	P				P	C				P	P
Copy shop	P																P	P	P									P	P
Delicatessen	P																P	P	P				P	C	P		C	P	P
Discount/variety store (not to exceed 8,000 square feet)	C																P	P	P									P	P
Drug store (not to exceed 8,000 square feet)	C																P	P	P									P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>NEIGHBORHOOD COMMERCIAL USES (CONTINUED)</b>																												
Fixture sales	P																P	P	P								P	P
Floor covering sales or service	P																P	P	P								P	P
Florist	P																P	P	P			P	C				P	P
Food truck	C																C	C	C			C	C	C	C	C	C	C
Fruit and produce store	P																P	P	P			P	C				P	P
Gift shop	P																P	P	P			P	C	P		C	P	P
Hardware store, retail	P																P	P	P								P	P
Ice cream parlor	P																P	P	P			P	C				P	P
Interior decorating shop	P																P	P	P								P	P
Laundry, self service	P																P	P	P								P	P
Laundry and dry cleaning store	P																P	P	P								P	P
Local market	C																C	C	P			C	C				P	P
Locksmith	P																P	P	P								P	P
Music store	P																P	P	P			P	C				P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>NEIGHBORHOOD COMMERCIAL USES (CONTINUED)</b>																												
Neighborhood convenience store	P																P	P	P			P	C				P	P
News stand	P																P	P	P			P	C				P	P
Paint and wallpaper store	P																P	P	P								P	P
Picture framing and/or mirror silvering	P																P	P	P								P	P
Restaurant	P																P	P	P			P	C	P		C	P	P
Shoe repair shop	P																P	P	P								P	P
Shoe store	P																P	P	P			P	C				P	P
Sign shop	P																P	P	P								P	P
Sporting goods store	P																P	P	P								P	P
Tailor shop	P																P	P	P			P	C				P	P
Tobacco store	P																P	P	P								P	P
Toy store	P																P	P	P			P	C				P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>GENERAL COMMERCIAL USES</b>																												
Air conditioning sales and service	C																C	P	P								P	P
Animal clinic/kennels	P	P															C	P	P								P	P
Amusement arcade	C																C	P	P								P	P
Bakery, wholesale	C																	P	P								P	P
Bowling alley	C																	P	P								P	P
Business machine sales and service	C																C	P	P								P	P
Butane gas sales	C																	P	P								P	P
Car wash	C																C	P	P								P	P
Convenience store	P																P	P	P								P	P
Country club	C	P			C	C	C	C	C	C	C	C	C	C	C		C	P	P					P		P	P	P
Department store	C																	P	P								P	P
Discount/variety store (exceeding 8,000 square feet)	C																C	P	P								P	P
Drug store (exceeding 8,000 square feet)	C																C	P	P								P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>GENERAL COMMERCIAL USES (CONTINUED)</b>																												
Elevator maintenance service	C																	P	P								P	P
Event Venue	C	C			C											C	C	P	P				C	P		P	P	P
Exterminator service office	C																C	P	P								P	P
Farmer's market/truck crops	P	P														C	C	P	P								P	P
Firing range	C																	P	P								P	P
Fitness center or gym	C															C	C	P	P								P	P
Golf driving range	C																	P	P								P	P
Grocery store	C																	P	P								P	P
Landscape sales	P	P															C	P	P								P	P
Lawnmower sales and service	C																	P	P								P	P
Liquor store																	C	P	P								P	P
Miniature golf	C																	P	P								P	P
Mini-warehouse	C	C											C	C		C	C	P	P								P	P
Night club, bar, tavern	C																C	P	P					P		C	P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>GENERAL COMMERCIAL USES (CONTINUED)</b>																												
Nursery	P	P																P	P								P	P
Office equipment and supplies sales	C																C	P	P								P	P
Office Warehouse	C															C	C	P	P								P	P
Pawn shop	C																C	P	P								P	P
Pet shop	C																C	P	P								P	P
Plumbing shop	C																C	P	P								P	P
Printing and publishing establishment	C																	P	P								P	P
Racetrack																			C								C	C
Restaurant sales and supplies	C																	P	P								P	P
Rug and/or drapery cleaning service	C																C	P	P								P	P
Seafood store	C																C	P	P								P	P
Skating rink	C																	P	P								P	P
Stone monument sale	C																	P	P								P	P
Taxidermy	C																	P	P								P	P



	C	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	C	B-2	P	B-3	P	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	P	M-1	P	M-2	
Winery	C																		C	P		P											P		P
MAJOR COMMERCIAL USES																																			
Adult Use																				C	C												C		P
Amusement park	C																			C	P												P		P
MAJOR COMMERCIAL USES (CONTINUED)																																			
Auto convenience market	C																			P	P												P		P
Automobile parts sales	P																			C	P												P		P
Automobile repair (mechanical and body)	C																			C	P												P		P
Automobile sales	C																			C	P												P		P
Automobile service station	C																			P	P												P		P
Automobile storage (parking lot/garage)	C																			C	P										P		P		P
Building materials	C																			C	P												P		P
Farm implements	P	P																		C	P												P		P
Flea market	C																			C	P												P		P

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	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>MAJOR COMMERCIAL USES (CONTINUED)</b>																												
Home improvement center	C																	C	P								P	P
Hotel or motel	C																	C	P					P		P	P	P
Manufactured housing sales, service and repair	C																	C	P								P	P
Motorcycle sales, service and repair	C																	C	P								P	P
Movie theatre	C																	C	P								P	P
Recreational vehicle park (see Sections 13.8 and 2.3)	C	C	C														C	C	P	P	P						P	P
Recreational vehicle sales, service and repair	C																	C	P								P	P
Restaurant, drive-in	C																	C	P								P	P
Restaurant, fast food	C																	C	P								P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>OUTDOOR RECREATION USES</b>																												
Arboretums	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P					P	P	P	P	P
Ball fields	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C		P	P					P	P	P	P	P
Golf course	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P					P	P	P	P	P
Park or playground	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P					P	P	P	P	P
Riding academy	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P					P	P	P	P	P
Swimming pool (outdoor)	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P					P	P	P	P	P
Tennis court (outdoor)	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P					P	P		P	P
Wildlife sanctuary	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	P	P					P	P	P	P	P
<b>MARINE RECREATION USES</b>																												
Bait store	P																P	P	P					P			P	P
Boat sales and service	P																	C	P					P			P	P
Marina	P																	C	P					P		C	P	P
Marine store and supplies	P																	P	P					P			P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>TRANSPORTATION, COMMUNICATION &amp; UTILITY USES</b>																												
Airport	C	C																C	C								P	P
Armory	C	C																C	C								P	P
Broadcasting station	C	C																C	C								P	P
Barge docking	C	C																C	C								P	P
Bus and railroad terminal facilities	C	C																C	C								P	P
Electric power substations	C	C																C	C								P	P
Freight depot, rail or truck	C	C																C	C								P	P
Landfill (See Section 2.3, Local Provisions)	C	C																C	C								C	C
Maintenance facility/storage yard for schools, government agencies, and telephone and cable companies	C	C																C	C								P	P
Radio and television station and transmitting tower	C	C																C	C								P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>TRANSPORTATION, COMMUNICATION &amp; UTILITY USES (CONTINUED)</b>																												
Railroad facilities	C	C																C	C								P	P
Sewage treatment plant	C	C																C	C								C	C
Solar Power Farm	C	C																C	C								P	P
Taxi dispatching station	C	C																C	C								P	P
Taxi terminal	C	C																C	C								P	
Telephone exchange	C	C																C	C								P	P
Water plant	C	C																C	C								P	P
Water storage tank	C	C															C	C	C						C		P	P
Water or sewage pumping station	C	C																C	C								P	P
Water well (public or 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	P
Wireless telecommunication facilities (see Section 13.9)	C	C															C	C	C								P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>LIGHT INDUSTRIAL USES</b>																												
Automobile manufacture	C																										P	P
Bottling works	C																										P	P
Cabinet shop	C																C	C	C								P	P
Contractor's yard	C																										P	P
Grain milling storage and elevators	C																										P	P
Ice plant	C																										P	P
Lumberyard	C																										P	P
Machine shop	C																										P	P
Machinery, tools and construction equipment sales and service	C																										P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>LIGHT INDUSTRIAL USES (CONTINUED)</b>																												
Manufacturing, repair, assembly or processing establishments of a light industrial nature including: food and milk products; clothing; musical instruments; scientific, optical, medical & electronic equipment; souvenirs and novelties; toys, sporting goods & athletic goods; laboratories for testing materials, chemical analysis and photo processing	C																										P	P
Millwork	C																										P	P
Sand and gravel storage yard	C																										P	P
Sawmill or planing mill	C																										P	P

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>LIGHT INDUSTRIAL USES (CONTINUED)</b>																												
Warehouse and storage facilities	C																										P	P
Welding shop	C																										P	P
<b>GENERAL INDUSTRIAL USES</b>																												
Automobile wrecking and salvage																												C
Concentrated animal feeding (CAFO)																												C
Electric power generating plant																												C
Extraction or removal of natural resources on or under land	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
Junk yard																												C
Meat slaughtering and/or packing																												C
Shipbuilding and repair yard																												C



	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
<b>GENERAL INDUSTRIAL USES</b>																												
Stone cutting and processing																												C
Manufacturing, repair, assembly, processing, fabrication establishments of a general industrial nature including: acetylene gas; acid; asbestos; ammonia; bleaching powder; chlorine; asphalt or asphalt products; cement or cement products; lime; gypsum; plaster of paris; coal tar or derivatives thereof; creosote or creosote treatment; clay, tile or vitrified products; emery cloth or sandpaper; explosives or fireworks; fertilizer; glue; size or gelatin; linoleum; matches; paint; oil; shellac; turpentine; varnish; rubber and gutta percha products;																												C

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	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
plastics; soca compounds; petroleum refining; tanning; curing or storage of hides and skins; boiler works; foundry or forge operation; incineration; fat rendering; storage of junk, iron or rags; distillation of bones, coal, or wood																												