



STAFF REPORT

MEETING DATE: June 6, 2019

AGENDA ITEM: 3A

TITLE:

Discussion on the Bastrop Building Block (B3) Code.

STAFF REPRESENTATIVE:

Matt Jones, Director of Planning and Development

BACKGROUND/HISTORY:

On May 29, 2019, a Joint Meeting was held between the Planning and Zoning Commission and City Council to introduce the compete draft Bastrop Building Block (B3) Code. In the discussion between the Commission and Council, there were several specific topics that were identified for the Commission to review and provide recommendations back to Council.

These topic areas have been broken down into groups to discuss at the Planning and Zoning Meetings scheduled in June and July.

Thursday, June 6th, 6:00 p.m. – Special Meeting

Topics:

- Permitted Use Chart
- Community Value Nuisances
- Accessory Dwelling Units

Saturday, June 22nd, 8:30 a.m. to 1:30 p.m. – Special Workshop Meeting

Topics:

- Tree Preservation
- Street Sections
- Signage

Thursday, June 27th, 6:00 p.m. – Regular Meeting

Topics:

- Applications and Checklists
- Development Flow Chart
- Parking Regulations

Tuesday, July 9th, TBD – Joint City Council and Planning and Zoning Meeting

Topics:

- Discussion findings and recommendations

Attached for the discussion on Permitted Use ChartS are the current use charts found within the Standard Zoning Code and the Downtown Form-Based Code. These contain the use categories and specific defined uses that are allowed within the existing zoning districts within the city limits.

The Draft Bastrop Building Block (B3) Code can be found online at:

<https://www.cityofbastrop.org/upload/page/0381/docs/Bastrop%20Building%20Block%20Code%20Working%20Draft%20-%20May%2024%202019.pdf>

ATTACHMENTS:

- Permitted Use Chart
- Downtown Form-Based Use Chart



USE CHART ZONING ORDINANCE CITY OF BASTROP, TEXAS

	AOS	SF20	SF9	SF8	SF7	2F	SFA	MF1	MF2	MH	O	NS	GR	CBD	CT	C-1	C-2	IP	LI	PD	MHO	
X = Permitted in District; = Prohibited in District; C = May be allowed with a Conditional Use Permit																						
Primary Residential Uses Sec. 36.2																						
Bed and Breakfast Inn or Facility	X	C	C	C	C	C	C	X	X		X	X	X	X	X	X	X				X	
Boarding or Rooming House								X	X		X	X	X	X							X	
Community Home (per State Statue)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Fraternity or Sorority House								X	X		X	X	X	X								
Housing for the Elderly/Senior								X	X		X	X	X	X							X	
Manufactured/HUD-Code Mobile Home	C	C	C	C	C					X											X	X
Manufactured Home Park										X											X	X
Mobile Home Subdivision										X											X	X
Multiple Family Dwelling (Apartment)									X		X	X	X	X							X	
Multiple Family Dwelling (Quadraplex)								X	X		X	X	X	X								
Patio Home (Zero Lot Line Dwelling)																					X	
Single Family Dwelling Attached						C	X	X	X					X							X	
Single Family Dwelling Detached		X	X	X	X	X	X	X	X	X				X	X						X	X
Two Family Dwelling (Duplex)						X	X	X	X												X	
Accessory and Incidental Uses Sec. 36.3																						
Accessory Building (Residential) +240 s.f. -	X	C	C	C	C	C	C	C	X		X	X	X	X	X	X	X			X	X	
Accessory Building (Residential) -240 s.f.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X
Accessory Building Non Residential (Bus/Ind)											X	X	X	X	X	X	X	X	X	X	X	
Caretaker's or Guard's Residence	X	C						X	X		X	X	X	X	X	X	X	X	X	X	X	X
Garage/Accessory Dwelling (See Sec 40.4)	X	X	C	C	C	C	C	X	X		X	X	X	X	X	X	X			X	X	
Home Occupation	See Definitions A-3, Home Occupation (123)																			See Def.		
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X
Swimming Instruction as Home Occupation	C	C	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X			X	X	C
Swimming Pool (Private)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	
Temp Field Office/Const.Yard or Office																						
Subject to Permit issued by Building Official																						
Tennis Court (Lighted)	C	C							C		X	X	X	X	X	X	X			X	X	C
Tennis Court (Private)(No Lights)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X

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Recreational and Entertainment Uses Sec. 36.5																						
Amusement Arcade														C	C		X	X		X	X	
Amusement Arcade (Indoor)														C	C		X	X		X	X	
Amusement Arcade (Outdoor)																C	C		X	X		
Ballroom Dancing														X		X	X				X	
Carnival,Circus or Tent Services (Temp)																						
See City of Bastrop Code of Ordinances																						
Country Club (Private)	X	C	C	C	C	C	C	C	C	C	X	X	X	X	C	X	X		X	X	X	
Day Camp for Children	C							C	C	C	C	C	X	X	C	X	X			X	C	
Golf Course (Commercial)	C	C	C	C	C	C	C	C	C	C	C		C	C	C	X	X		X	X	C	
Park/Playground (Private) Non Commercial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Playfield/Stadium (Plubic)	C										C	C	X	X		X	X	X	X	X	C	
Private Club (See Article 4.100)																						
R.V Park																	X		X	X		
Rodeo Grounds	C																		X	X		
Roller/Ice Rink																X	X		X	X		
Stable (Commercial)	C																		X	X		
Stable (Private)	X	C	C	C	C														X	X		
Swim/Tennis or Handball Club	C	C	C	C	C	C	C	C	C	C	C	C	X	X	X	X	X		X	X	C	
Swimming Pool (Commercial)											C	C	C	C		X	X		X	X		
Theater (Open Drive-In)																			X	X		
Theater/Playhouse (Indoor)											X	X	X	X		X	X		X	X		
Zoo (Private)	C																		C	X		
Zoo (Public)	C																		X	X		

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Educational, Institutional and Special Uses Sec. 36.6																						
Art Gallery/Museum											X	X	X	X	X	X	X				X	
Assisted Living Facility								C	X		X	X	X	X							X	
Cemetery/Musoleum	C										C	C	C	C		C	C		C		X	
Cemetery, Animal	C																					X
Child Care Center w/ Church	C	C	C	C	C	C	C	C	C		X	X	X	X		X	X				X	
Child Care Center/Day Care Center									C		X	X	X	X		X	X	C	C		X	
Church, Rectory or Temple	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X		X	X	X	
College/University	C	C	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	C
Community Center (Public)	X										X	X	X	X	X	X	X				X	X
Continuing Care Retirement Community									C		X	X	X	X		X	X				X	
Convent/Monastery	C	C	C	C	C	C	C	C	C	C	X	X	X	X		X	X				X	C
Fairgrounds/Exhibition Area	C																		C		X	
Family Home (Child Care)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				X	X
Fraternal/Lodge/Union/Hall/Civic Center	C										C	C	X	X		X	X		X	X		
Group Daycare Center	C							C	C	C	X	X	X	X		X	X				X	C
Hospital, Acute Care	C										X	X	X	X		X	X				X	C
Hospital, Chronic Care	C										C	C	X	X		X	X				X	
Institution for Alcoholic, Narcotic, Psychiatric	C										C	C	C	C		C	C				X	
Institution for Religious, Charitable or Philanthropic Nature	C								C	C	X	X	X	X		X	X				X	
Kindergarten/Nursery School (Private)	C							C	C	C	C	X	X	X		X	X				X	C
Non Profit Activities by a Church	C							X	X	X	X	X	X	X	X	X	X				X	X
Rehab Care Facility (Halfway House)								C	C		C	C	C	C		C	C				X	
Retirement Housing for the Elderly							X	X	X		X	X	X	X							X	
School Driving/Defensive Driving													X	X		X	X		X	X		
School Private (Primary/Secondary)	C							C	C	C	C	X	X	X		X	X				X	
School, Business													C	C		X	X	C	C		X	
School, Commercial Trade													C	C		X	X	C	C		X	
School, Federally Funded Preschool Pgrm.	C	C	C	C	C	C	C	C	X		X	X	X	X		X	X		X			

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Educational, Institutional and Special Uses Sec. 36.6																						
School, Public/Parochial	X	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X		X	X	X	
Seasonal Uses (Temporary)	C										C	C	C	C	C	C	C		C	C		
Skilled Nursing Facility									C		X	X	X	X	C	X	X				X	
Transportation Related Uses Sec. 36.7																						
Airport/Landing Field	C																		C	X		
Bus Station/Other Terminal of Similar Nature														C	C	X	X		X	X		
Hauling/Storage Co w/outside Storage																	X		X	X		
Heliport	C																C		C	X		
Helistop	C															C	C	C	C	C		
Motor Freight Company																	X	C	X	X		
Parking Lot/Structure Commercial-Auto													C	C	C	X	X		X	X		
Parking Lot, Truck/Trailers																	X		X	X		
Tractor Sales																	X		X	X		
Automobile and Related Uses Sec. 36.8																						
Auto Accessory Installation, Minor														C		C	X		X	X		
Auto Financing/Leasing(No outdoor lot/display)											C	C	X	X		X	X		X	X		
Auto Glass/Seat Cover/Upholstery/Muffler Shop																C	X		X	X		
Auto Laundry/Car Wash																C	X		X	X		
Auto Painting/Body Rebuilding Shop																	X		X	X		
Auto Parts/Accessory Sales (Indoor)													C	X		X	X		X	X		
Auto Rental														C		C	X		X	X		
Auto Repair, Major																	X		X	X		
Auto Repair, Minor														C		C	X		X	X		
Auto Storage/Auto Auction																					X	
Automotive Gasoline/Motor Fuel Service Station														C		C	X		X	X		
Boat Sales																C	X		X	X		
Motorcycle Sales/Repair																C	X		X	X		
New/Used Auto Sales																C	X		X	X		

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Automobile and Related Uses Sec. 36.8																						
RV/Camper Sales																C	X			X	X	
Tire Dealership														C		C	X			X	X	
Trailer/Heavy Load Vehicle Repair																	X			X	X	
Trailer/Truck Rental																	C			X	X	
Used Auto Sales																	X			X	X	
Window Tinting, Auto																C	X			X	X	
Office and Professional Uses Sec. 36.9																						
Accountant/Bookkeeping Office												X	X	X	X	X	X	X			X	
Architect's Office												X	X	X	X	X	X	X			X	
Armed Services Recruiting Center												X	X	X	X	X	X	X			X	
Bank/Savings&Loan/Credit Union/Brokerage												C	C	X	X	X	X	X			X	
Check Cashing Service/Loan Agency													C	C	C	C	X	X			X	
Dental Clinic/Laboratory/Office												X	X	X	X	X	X	X			X	
Medical Clinic or Office												X	X	X	X	X	X	X			X	
Medical Laboratory													C	C	C	C	X	X			X	
Minor Medical Emergency Clinic												C	C	X	X	X	X	X			X	
Mortgage/Loan Agency												C	X	X	X	X	X	X			X	
Offices, General Business/Professional												X	X	X	X	X	X	X			X	
Optician/Optomerist												X	X	X	X	X	X	X			X	
Radio/TV Broadcasting w/o Tower												C	X	X	X	X	X	X			X	
Real Estate Office												X	X	X	X	X	X	X			X	
Telemarketing Agency												C	C	C	C	C	C	C			X	

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Retail and Service Type Uses Sec. 36.10																					
Animal Humane Society	C																C			X	X
Antique Shop/Sales Indoor												C	X	X	X	X	X				X
Appliance Rental													X	X		X	X				X
Art Supply Store												X	X	X	X	X	X				X
Bakery/Confectionery Shop (Retail)											X	X	X	X	X	X	X				X
Banking, Automatic Teller Only											X	X	X	X	X	X	X				X
Barber Shop/Hair Salon											X	X	X	X	X	X	X				
Book/Stationery/Newstand Shop												X	X	X	X	X	X				X
Building Material/Hardware/ Home Improvement (Indoor)																X	X			X	X
Building Material/Hardware/ Home Improvement (Outdoor)																C	X			X	X
Celluar Phone/Pager Sales (Indoor)												C	X	X	X	X	X			X	X
Cleaning Plant (Commercial/Wholesale)																	X			X	X
Cleaning Shop/Laundry Pick-up												X	X	X	X	X	X				X
Self-Service (Small Shop)																					
Computer Sales												C	X	X	X	X	X				X
Consignment Store												C	X	X	X	X	X				X
Copy Shop											C	C	X	X	X	X	X				X
Custom Personal Service Shop											C	C	X	X	X	X	X				X
Discount/Department Store													X	X	X	X	X				X
Donut Shop												X	X	X	X	X	X				X
Drapery/Needlework/Weaving Shop													X	X	X	X	X				X
Drug Store/Pharmacy											C	X	X	X	X	X	X				X
Florist Shop											C	X	X	X	X	X	X				X
Food/Beverage Sales Store w/Gasoline												C		C		X	X			X	X
Food/Beverage Sales Store w/o Gasoline												X	X	X	C	X	X			X	X
Food Store												C	X	X	X	X	X			X	X
Funeral Home/Mortuary												C	C	X		X	X				X

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Retail and Service Type Uses Sec. 36.10																						
Furniture,Home Furnishings/Appliance														X	X	X	X				X	
Garden Shop												C	C	X	X	X	X				X	
Greenhouse/Plant Nursery w/Outside														X	X	X	X				X	
Display of Plants (Retail)																						
Handicraft/Art Object Sales Shop												C	X	X	X	X	X				X	
Hardware Shop/Store														C	X	X	X	X			X	
Hobby Shop												C	X	X	X	X	X				X	
Household Appliance Service/Repair														X	X	X	X				X	
Ice Cream/Yogurt Sales												X	X	X	X	X	X				X	
Incidental/Accessory Retail/Service Uses												X	X	X	X	X	X				X	
Key Shop												X	X	X	X	X	X				X	
Kiosk											C	C	C	C	C	C	C				X	
Laundromat/Self Service Washateria												C	X	X	C	X	X				X	
Medical Appliances,Fitting,Sales/Rental											X	X	X	X	C	X	X				X	
Metal Recycling Center																	C			C	X	
Mini-Warehouse																	C			X	X	
Off-Premises Sales Office													X	X	X	X	X					
Pawn Shop																	X			X		
Pet Shop/Grooming												C	X	X	C	X	X				X	
Restaurant/Drive Thru														C		C	X	X			X	
Restaurant/Cafeteria (Not a Drive Thru)												C	X	X	X	X	X				X	
Restaurant/Eating Place (Drive In Service)													X	X	X	X	X				X	
Retail Shop/Apparel/Gift/Accessory Similar												X	X	X	X	X	X				X	
Securtiy Systems Installation Company														X	X	X	X	X			X	
Silk Screening Studio/Tee-Shirt Shop														X	X	X	X	X			X	
Studio/Decorator/Artist/Photographer											C	X	X	X	X	X	X				X	
Studio/Health/Reducing Service (or Similar)											C	X	X	X	X	X	X				X	
Studio/Music/Dance/Drama											C	X	X	X	X	X	X				X	

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Retail and Service Type Uses Sec. 36.10																						
Temp Outdoor Retail Sales Commercial													C	X	X	X	X				X	
Tool/Light Equipment Rental (Indoor)													C	X	C	X	X				X	
Travel Bureau/Travel Consultant											X	C	X	X	X	X	X				X	
Trophy Sales/Engraving													X	X	C	X	X				X	
Used Merchandise/Second Hand Thrift														C	C	X	X				X	
Used Merchandise/Second Hand(non profit)														C	C	X	X				X	
Vacuum Cleaner Sales and Repair													C	X	C	X	X				X	
Variety Store/Similar Retail Outlet													X	X	X	X	X				X	
Vet Hospital (Inside Animal Pens Only)	C												X	X	C	X	X				X	
Vet Hospital (Outside Animal Pens Only)	C															C	X		X	X		
Veterinarian Office (No Animal Hospital)	C										C	X	X	X	C	X	X				X	
Wallpaper/Flooring/Carpet Store													C	X	C	X	X				X	
Commercial Type Uses Sec. 36.11																						
Alcoholic Beverage Establishments (Beer																						
Wine) See Bastrop Code 4.100																						
Alcoholic Beverage Establishments																						
(Liquor) See Bastrop Code 4.100																						
Ambulance Service																X	X				X	
Bakery/Confectionery Shop (Commercial)														C		X	X		X	X		
Bakery/Confectionary Ship (Wholesale)														C		X	X	X	X	X		
Book Binding																	X	X	X	X		
Bottling Works																	X	X	X	X		
Cabinet Shop														C			X	X	X	X		
Clothing/Similar Light Manufacturing																	X	X	X	X		
Contractor Shop w/Outside Storage Yard																C			C	X		
Distribution Center																		X	X	X		
Drapery/Furniture Upholstery Shop														C		X	X	X	X	X		
Dyeing/Laundry Plant (Commercial)																	X	X	X	X		
Equipment Rental (Heavy)																C			X	X		

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Commercial Type Uses Sec. 36.11																						
Equipment Sales (New/Used)																	C			X	X	
Feed/Grain Store																X	X			X	X	
Flea Market (Indoor)																C	X			X	X	
Food Processing Plant																	C			X	C	
Furniture Manufacture/Refinishing Shop														C			X			X	X	
Heating/AC Sales																X	X			X	X	
Heavy Machinery Sales Storage																	X			X	X	
Kennel (Indoor Pens)		C														X	X			X	X	
Kennel (Outdoor Pens)		C															C			X	X	
Labortatory Equipment Manufacturing																	X	X		X	X	
Labortatory Scientific/Research																	X	X		X	X	
Landscaping Service/Construction																	X			X	X	
Light Manufacturing/Assembly Processes																	X	X		X	X	
Lithographic/Print Shop														C		X	X	X		X	X	
Maintenance/Repair Service for Buildings																	X			X	X	
Manufactured or Lt. Industrialized Home New																	C			X	X	
Manufactured or Lt. Industrialized Home Used																	C			X	X	
Milk Depot, Dairy/Ice Cream Plant																	X	X		X	X	
Motel/Hotel (Less than 75 Rooms)													C	C	X	X	X					X
Motel/Hotel (More than 75 Rooms)														C	C	X	X					X
Newspaper Printing																	C	X		X	X	
Office Showroom														C	C	C	X	C		X	X	
Office Warehouse																	X	X		X	X	
Open Storage/Display/Work Area for																	X			X	X	
Merchandise or Machinery																						
Paint Shop														C		C	C	C		X	X	
Palm Reader/Card Reader																	X			X	X	
Plumbing Shop																	X			X	X	

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Commercial Type Uses Sec. 36.11																						
Portable Building Sales (Outdoor Display)																	C		X	X		
Printing Company														C		C	X		X	X		
Propane Sales (Retail)																C	X		X	X		
Taxidermist																X	X		X	X		
Tinsmith/Sheet Metal Shop																	X		X	X		
Welding/Machine Shop																	X		X	X		
Industrial and Related Uses Sec. 36.12																						
Animal Rendering Plant																			C			
Any Use Which Could Potentially Create A Problem To The Enviroment Due To Emmissions, Odor,Noise, Etc																			C			
Cement/Hydrated Lime Plant																			C			
Concrete/Asphalt Batching Plant (Perm)																			C			
Concrete/Asphalt Batching Plant (Temp)																	C		C			
With 6 Month, With One Extension																						
Grain Elevator	C																		C			
Hatcheries	C																		C			
High Risk/Hazardous Industrial Mnfctrng. Wholly Enclosed Within a Bldg See 31.2																			C			
High Risk/Hazardous Industrial Mnfctrng. Not Wholly Enclosed Within Building																						
Light Manufactruing/Industrial Use as Defined in Appendix A-3																		X	X	X		
Livestock Auction Facilities	C																		C			
Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building																			C	X		
Low Risk Industrial Manufacturing Wholly																		C	C	X		

USE CHART ZONING ORDINANCE CITY OF BASTROP, TEXAS

	AOS	SF20	SF9	SF8	SF7	2F	SFA	MF1	MF2	MH	O	NS	GR	CBD	CT	C-1	C-2	IP	LI	PD	MHO	
X = Permitted in District; = Prohibited in District; C = May be allowed with a Conditional Use Permit																						
Industrial and Related Uses Sec. 36.12																						
Enclosed Within A Building																						
Petroleum Storage/Collection Facilities																				C		
Sand/Topsoil/Gravel/Stone/Petroleum	C																			C	X	
Extraction or Storage																						
Sexually Oriented Business (See 43.9)																				C		
Slaughtering Facilities																				C		
Smelter/Refinery/Chemical Plant																				C		
Storage/Wholesale Warehouse																				X	X	
Wrecking Yard																				C		

Table 5-1 – Schedule of Uses

P=Permitted
 NP= Not Permitted
 P/C= Permitted as a Conditional Use

Character Zone	Historic Main Street	Downtown Mixed Use	Civic / Cultural Arts	Commercial Mixed Use	Live-Work	Neighborhood	Neighborhood Transition	Neighborhood Tourism	Neighborhood Professional Office	Neighborhood Services
Land Use										
Commercial Uses (Office, Retail, Sales and Service Uses)										
Retail Sales or Service <u>with no drive through facility</u> (includes alcohol sales*).	P	P	P	P	P/C	NP	NP	P/C	NP	P/C
Retail Sales or Service <u>with drive through facility</u> (includes retail with associated fuel sales and alcohol sales*).	NP	P/C	P/C	P	NP	NP	NP	NP	NP	NP
Retail establishments with incidental sales, no onsite food preparation or alcohol sales*. Also included in this category are facilities for occasional events.	P	P	P	P	P	NP	NP	P	P	P
Food Service Uses such as full-service restaurants, cafeterias, bakeries catering and snack bars <u>with no drive through facilities</u> . Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages*.	P	P	P	P	P/C	NP	NP	P/C	NP	P/C
Art, antique, museum, furniture or galleries (retail, repair or fabrication; excludes auto or electronics sales or service)	P	P	P	P	P	NP	NP	P	P	NP
Theater, cinema, or music venue	P	P	P	P	NP	NP	NP	P/C	NP	NP
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u>	P	P	P	P	P	NP	NP	NP	P	NP
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P	NP	NP	NP	P	NP
Auto-related Sales establishments ¹	P	P	P	P	NP	NP	NP	NP	NP	NP
Pet and animal sales or service ¹	P	P	P	P	P	NP	NP	NP	NP	NP
Fitness, recreational sports, gym, athletic club, dance or yoga studio	P	P	P	P	P	NP	NP	P/C	P	P/C
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P	P	P

¹ No Outside Operations Permitted
 *See Bastrop Zoning Code 4.100 [Art. 4.02]

Table 5-1 – Schedule of Uses

P=Permitted
 NP= Not Permitted
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Character Zone	Historic Main Street	Downtown Mixed Use	Civic / Cultural Arts	Commercial Mixed Use	Live-Work	Neighborhood	Neighborhood Transition	Neighborhood Tourism	Neighborhood Professional Office	Neighborhood Services
Educational, Public Administration, Health Care and Other Institutional Uses										
Business associations and professional membership organizations	P	P	P	P	P	NP	NP	NP	P	NP
Child day care and preschools	P	P	P	P	P	NP	NP	NP	P	P/C
Schools, libraries, community/civic facilities and religious institutions	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Universities and Colleges and Technical, trade, and specialty schools	NP	P	P	P	NP	NP	NP	NP	NP	NP
Hospitals and nursing establishments	NP	P	P	P	NP	NP	NP	NP	NP	NP
Social, fraternal and philanthropic organizations	P	P	P	P	P	NP	NP	NP	P	NP
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	NP	NP	NP	NP	P	NP
Funeral homes	NP	P	P	P	NP	NP	NP	NP	NP	NP
Residential Uses										
Single Family Residential	NP	P	P	NP	P	P	P	P	P	P
Accessory Building Residential Unit (Garage Apt.)	P	P	P	NP	P	P	P	P	P	P
Multi-Unit Home	NP	P	P	P	P	NP	P	P	P	NP
Single-family residential attached dwelling unit (Townhomes)/ Patio Home, Duplex	NP	P	P	P	P	NP	P	P	NP	NP
Multi-family Residential Ground floor *See Section 7.4	P*	P	P	P	P	NP	P	NP	NP	NP
Multi-family Residential Upper floors	P	P	P	P	P	NP	P	NP	NP	NP
Home Occupations	P	P	P	P	P	P	P	P	P	P
HUD manufactured housing	NP	P/C	P/C	NP	P/C	P/C	P/C	P/C	P/C	P/C
Manufacturing, transportation, communication, and utility uses										
Auto Service Establishment	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Brewery, Distillery and Winery	P/C	P/C	P/C	P/C	NP	NP	NP	P/C	NP	NP

Table 5-1 – Schedule of Uses

P=Permitted

NP= Not Permitted

P/C= Permitted as a Conditional Use

Character Zone	Historic Main Street	Downtown Mixed Use	Civic / Cultural Arts	Commercial Mixed Use	Live-Work	Neighborhood	Neighborhood Transition	Neighborhood Tourism	Neighborhood Professional Office	Neighborhood Services
Commercial food, textile and product manufacturing	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Heavy manufacturing that may produce hazardous waste	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Miscellaneous light manufacturing (Manufacturing processes that do not create hazardous waste)	P	P	P	P	NP	NP	NP	NP	NP	NP
Wholesale trade establishment/ Warehouse and Storage Services	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Transportation services (air, rail, road, truck and freight)	NP	NP	P/C	P/C	NP	NP	NP	NP	NP	NP
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	P	P	P	P	NP	NP	NP	NP	NP	NP
Utilities and utility services (electric, natural gas, alternative)	P	P	P	P	P	P	P	P	P	P
Other Uses										
Hotel (45 or fewer rooms)	P	P	P	P	NP	NP	NP	P/C	NP	NP
Hotels (more than 45 rooms)	NP	NP	P	P	NP	NP	NP	NP	NP	NP
Bed and Breakfast (5 or fewer rooms and owner managed)	P	P	P	P	P/C	P/C	P/C	P/C	P/C	P/C
Parking, structured	NP	P	P	P	NP	NP	NP	NP	NP	NP
Veterinary clinic with Outdoor Services	NP	NP	NP	P	NP	NP	NP	NP	NP	NP