

5.0 LAND USES

5.1 PURPOSE

This chapter establishes the permitted land uses within each lot type.

5.2 LAND USES BY LOT TYPE

Where the letter “P” is shown in the table, the land use is permitted-by-right for the lot type. Where the letter “S” is shown in the table, the land use is permitted only through a special use permit.

5.3 NAISC CODE

Unless otherwise noted, the North American Industry Classification System (NAICS), as periodically updated, is the basis for determining the use of property permitted within each lot type. All land uses are identified by a NAICS number and can be looked up in the NAICS manual, which can be accessed on the web at <http://www.census.gov/eos/www/naics/>.

Printed sections of the NAICS can be made available on request.

5.4 PROHIBITED USES

When a land use is not specifically identified as permitted-by-right (“P”) or as a special use (“S”) or when the land use is not listed in the tables, it shall be assumed that the land use is expressly prohibited.

Residential Uses

		Lot Types									
		NAICS Code	Mixed-Use Building	Live/Work Building	Apartment/Condominium	Townhouses	Villa/Attached	Single Family Detached	Estate	Countryside Tract	Farm
Residential	Dwelling, Single Family Detached	1510		P				P	P	P	P
	Dwelling, Single Family Attached	1520				P	P				
	Dwelling, Two Family Attached Duplex	1530				P					
	Dwelling, Multi-Family	1540	P		P						
	Modular Home	1560						P	P	P	P
	Dwelling, Loft	1570	P								
	Home Occupations		P	P	P	P	P	P	P	P	P
P- Permitted-by-right/S-Permitted only through a special use permit											

Retail Land Uses

		NAICS Code	Commercial, Primary	Commercial, Urban	Parking Garage/Liner Building	Office Building	Utility, Drive-Through	Institutional	Civic	Mixed-Use Building
Retail Trade	Furniture & Home Furnishings Stores	442	P	P		P				P
	Electronics & Appliance Stores	4431	P	P		P				P
	Building Materials & Supplies Dealers	4441	P	P		P				P
	Lawn & Garden Equipment & Supplies Stores	4442	P	P		P				P
	Supermarkets & Other Grocery Stores (Except Convenience Stores)	44511	P	P		P				P
	Convenience Stores	44512	P	P		P				P
	Specialty Food Stores	4452	P	P		P				P
	Beer, Wine & Liquor Stores	4453	P	P		P				P
	Health & Personal Care Stores	446	P	P		P				P
	Gasoline Stations w/ Convenience Stores	44711	P	P		P				P
	Other Gasoline Stations	44719	P	P		P				P
	Clothing & Clothing Accessory Stores	448	P	P		P				P
	Sporting Goods, Hobby & Musical Instrument & Book Stores	451	P	P		P				P
	Department Stores (Including Discount)	452111	P	P		P				P
	Other General Merchandise Stores	4529	P	P		P				P
	Florists	4531	P	P		P				P
	Office Supplies, Stationary & Gift Stores	4532	P	P		P				P
	Used Merchandise Stores	4533	P	P		P				P
	Other Miscellaneous Store Retailers	4539	P	P		P				P
	Non-Store Retailers	454	P	P		P				P
Food Services and Drinking Places	722									
P- Permitted-by-right/S-Permitted only through a special use permit										

Office Land Use

		NAICS Code	Commercial, Primary	Commercial, Urban	Parking Garage/Liner Building	Office Building	Utility, Drive-Through	Institutional	Civic	Mixed-Use Building	Live/Work Building
Information	Publishing Industries	511	P	P		P				P	S
	Motion Picture & Sound Recording Industries	512	P	P		P				P	S
	Broadcasting (Except Internet)	515	P	P		P				P	S
	Telecommunications	517	P	P		P				P	S
	Data Process, Hosting & Related Services	518	P	P		P				P	S
Finance & Insurance	Monetary Authorities - Central Bank	521	P	P		P				P	S
	Depository Credit Intermediation	5221	P	P		P				P	S
	Credit Card Issuing	52221	P	P		P				P	S
	Sales Financing	52222	P	P		P				P	S
	Real Estate Credit	522292	P	P		P				P	S
	International Trade Financing	522293	P	P		P				P	S
	Secondary Market Financing	522294	P	P		P				P	S
	Activities Related to Credit Intermediation	5223	P	P		P				P	S
	Securities, Commodity Contracts & Other Financial Investment and Related Activities	523	P	P		P				P	S
	Insurance Carriers & Related Activities	524	P	P		P				P	S
	Funds, Trusts & Other Financial Vehicles	525	P	P		P				P	S
P- Permitted-by-right/S-Permitted only through a special use permit											

Institutional Land Uses

		NAICS Code	Commercial, Primary	Commercial, Urban	Parking Garage/Liner Building	Office Building	Utility, Drive-Through	Institutional	Civic	Mixed-Use Building	Live/Work Building	Single Family Detached	Estate	Countryside Tract	Farm
Education Services	Elementary & Secondary Schools	6111	P	P		P		P	P	P					
	Junior Colleges	6112	P	P		P		P	P	P					
	Colleges, Universities & Professional Schools	6113	P	P		P		P	P	P					
	Business Schools & Computer Management Training	6114	P	P		P		P	P	P					
	Technical & Trade Schools	6115	P	P		P		P	P	P					
	Others Schools & Institutions	6116	P	P		P		P	P	P					
	Education Support Services	6117	P	P		P		P	P	P					
P- Permitted-by-right/S-Permitted only through a special use permit															

Health and Personal Services

		Lot Types									
		NAICS Code	Commercial, Primary	Commercial, Urban	Parking Garage/Liner Building	Office Building	Utility, Drive-Through	Campus Building	Institutional	Civic	Mixed-Use Building
Health Care & Social Assistance	Office of Physicians	6211	P	P		P		P			P
	Offices of Dentists	6212	P	P		P		P			P
	Offices of Other Health Care Practitioners	6213	P	P		P		P			P
	Outpatient Care Centers	6214	P	P		P		P			P
	Medical & Diagnostic Laboratories	6215	P	P		P		P			P
	Home Health Services	6216	P	P		P		P			P
	Other Ambulatory Health Care Services	6219	P	P		P		P			P
	General Medical & Surgical Hospitals	6221	P	P		P		P			P
	Psychiatric & Substance Abuse Hospitals	6222	P	P		P		P			P
	Specialty (Except Psychiatric & Substance Abuse) Hospitals	6223	P	P		P		P			P
	Nursing Care Facilities (Skilled Nursing Facilities)	6231	P	P		P		P			P
	Residential Intellectual & Developmental Disability, Mental Health & Substance Abuse Facilities	6232	P	P		P		P			P
	Continuing Care Retirement Communities & Assisted Living Facilities for the Elderly	6233	P	P		P		P			P
	Other Residential Care Facilities	6239	P	P		P		P			P
	Individual & Family Care Services	6241	P	P		P		P			P
	Community Food Services	62421	P	P		P		P			P
	Emergency & Other Relief Services	62423	P	P		P		P			P
	Vocational Rehabilitation Services	6243	P	P		P		P			P
	Child Day Care Services	6244	P	P		P		P			P
	Performing Arts, Spectator Sports, and Related Industries	711	P	P		P		P			P
Museums, Historical Sites, and Similar Institutions	712	P	P		P		P			P	

	Food Services and Drinking Places	722	P	P		P		P			P
Other Services	Automotive Mechanical & Electrical Repair & Maintenance	81111	P	P		P		P			P
	Automotive Body, Paint, Interior & Glass Repair	81112	P	P		P		P			P
	Automotive Oil Change & Lubrication Shops	81191	P	P		P		P			P
	Car Washes	811192	P	P		P		P			P
	All Other Automotive Repair & Maintenance	811198	P	P		P		P			P
	Electronic & Precision Equipment Repair & Maintenance	8112	P	P		P		P			P
	Commercial & Industrial Machinery & Equipment (Except Automotive & Electronic) Repair & Maintenance	8113	P	P		P		P			P
	Personal & Household Good Repair & Maintenance	8114	P	P		P		P			P
	Hair, Nail & Skin Care Services	81211	P	P		P		P			P
	Other Personal Care Services	81219	P	P		P		P			P
	Funeral Homes & Funeral Services	81221	P	P		P		P			P
	Cemeteries & Crematories	81222	P	P		P		P			P
	Dry Cleaning & Laundry Services	8123	P	P		P		P			P
	Pet Care (Except Veterinary Services)	81290	P	P		P		P			P
	Kennel	812911	P	P		P		P			P
	Parking Lots & Garages	81293	P	P		P		P			P
	All Other Personal Services	81299	P	P		P		P			P
	Religious Organizations	8131	P	P		P		P			P
	Grantmaking & Giving Services	8132	P	P		P		P			P
	Social Advocacy Organizations	8133	P	P		P		P			P
Civic & Social Organizations	8134	P	P		P		P			P	
Business, Professional, Labor, Political & Similar Organizations	8139	P	P		P		P			P	
Executive, Legislature, and Other General Government Support	921	P	P		P		P			P	

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