

ARTICLE 7: PERMITTED USES

Section 7.1. Applicability.

No land shall be used and no structure shall be erected or used except in compliance with the provisions of this Ordinance and as set forth in the Table of Permitted Uses, or as permitted by **Article 4, Nonconforming Uses and Structures**. Nothing contained in this Article will be construed to apply to uses of land or structures used for educational or religious purposes if doing so would violate MGL Chapter 40A, Section 3.

Section 7.2. Principal Structure.

In Residence A and Residence B districts, no more than one principal structure per lot shall be permitted except by special permit with site plan review as authorized by the SPGA in Section 5.2. See Section 9.9 regarding access requirements for buildings.

Section 7.3. Maximum Dwelling Units Per Lot.

In Residence A districts, the maximum number of dwelling units per lot shall be two (2) units, except where conversion for up to three (3) dwelling units is authorized by special permit under Section 7.11. In Residence B districts, the maximum number of dwelling units per lot shall be three (3) units.

In Residence A and Residence B districts, where developments include a minimum of twelve and a half percent (12.5%) affordable housing units on-site, but in no case less than one (1) affordable unit, as defined by Section 2.2.4, the above standards may be waived by the SPGA through application for special permit with site plan review. In all cases, the minimum lot size, the minimum lot area per dwelling unit and other dimensional and parking requirements of Article 8 and Article 9 shall be met. No incentives for provision of additional affordable housing units as set forth under Article 13, §13.5, shall be available for those applications requiring a special permit with site plan review under this section.

NOTE: §7.3 was amended by Ordinance 2006-07 on January 26, 2006.

Section 7.4. Lots in Two Districts.

Land in a more restrictive zoning district may supply space for a use permitted in a less restricted zoning district if the use of the land in the more restrictive district satisfies space and passive use requirements (such as setbacks, landscaping or parking) that are not prohibited in the more restrictive district.

Section 7.5. Lots in Two or More Municipalities.

When a lot in single ownership is situated in part in the City of Somerville and in part in an adjacent city or town, the regulations and restrictions of this Ordinance shall be applied to that portion of such lot as lies in the City of Somerville in the same manner as if the entire lot was situated therein.

Section 7.6. Use of Symbols in Table of Permitted Uses.

The symbols in the Table of Permitted Uses shall have the following meanings:

Y YES: Permitted as of right, upon issuance of a building permit or a certificate of occupancy.

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- SP** SPECIAL PERMIT: Permitted only if the SPGA makes a finding and determination, as set forth in Section 5.1., but excluding Section 5.1.5. (Design Review).
- SPD** SPECIAL PERMIT WITH DESIGN REVIEW: Permitted only if the SPGA makes a finding and determination, as set forth in Section 5.1 all inclusive.
- SPSR** SPECIAL PERMIT WITH SITE PLAN REVIEW: Permitted only if the SPGA makes the findings and determinations as set forth in Section 5.2.
- PUD** PLANNED UNIT DEVELOPMENT: Permitted only if the SPGA makes the findings and determinations as set forth in Articles 5 and 16.
- NOT PERMITTED.
- NA** NOT APPLICABLE.
- (#)** See footnotes in Section 7.12.

Section 7.7. Uses Not Listed in Table of Permitted Uses are Prohibited.

All uses that are not listed in the Table of Permitted Uses are prohibited.

Section 7.8. More Than One Classification.

Where a use, structure, development, or activity might be classified under more than one of the uses on the lines in the Table of Permitted Uses, the more specific classification shall apply; if equally specific, the more restrictive classification shall be used.

Section 7.9. Compliance with All Standards.

Within the Table of Permitted Uses there are permitting standards for the size (in gross square feet of floor area) of a given use, and at times there are specific operating standards also presented for a given use (e.g. whether such use is or is not conducted entirely within an enclosed building, whether there is a drive-through service, etc.). A use, building, activity or development must comply with each of those standards which may be applicable. Failure to comply with any one of the standards will be the basis for denial of a building or occupancy permit; failure to continue to comply with any one of the standards will be the basis for revocation of the certificate of occupancy.

Section 7.10. Change in Use.

Prior to a substantial change in use, a new certificate of occupancy shall be obtained. A substantial change in use occurs when there is a change from one principal use, shown as an enumerated or lettered line item in the Table of Permitted Uses, to another principal use separately enumerated or lettered as a line item in the Table of Uses. If there is an increase in the gross square footage or number of dwelling units of an existing use, or in its operating characteristics (such as an expansion of operations previously conducted within a fully enclosed building to operations conducted outside an enclosed building) such that the resulting use is classified in the Table of Permitted Uses as an enumerated or lettered line item

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separate from the enumerated or lettered line item the existing (previous) use was classified under, then this constitutes a substantial change in use.

The use(s) resulting from the change shall be permitted under the normal requirements as shown for the enumerated or lettered line item of the Table of Permitted Uses it falls within, and for the district within which it is located. For sites located within an approved planned unit development (PUD), if the change in use results in a use allowable only within a PUD (indicated in the Table by "PUD"), such change shall require a special permit with site plan review. A change in the ownership or management of a use or establishment, without the type of changes noted above, is not considered a substantial change in use.

Section 7.11. Table of Permitted Uses.

NOTE: *The Table begins on page 7-4.*

The following Table contains a listing of all uses permitted in the City of Somerville (see Section 7.6 for an explanation of symbols). Unless specifically stated otherwise within the Table, all uses are assumed to be:

- 1) Principal uses as defined in Article 2 of this Ordinance. Accessory uses (also defined in Article 2) customarily associated with a given principal use shall be permitted by right in conjunction with such permitted principal use, unless stated otherwise in the Table (in particular, see categories 4 and 16 of the Table, which regulate certain accessory uses).
- 2) Conducted within an enclosed building, with the exception of:
 - A. Parking and loading;
 - B. Storage of equipment and materials, provided the screening requirements of Article 10 are met;
 - C. Temporary outdoor display of products and merchandise during operating hours is allowable, notwithstanding the need for license from the Board of Aldermen or any other applicable City agency.

NOTE: *§7.11 was amended by Ordinance 2000-8 on May 25, 2000.*

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/12/2006

PRINCIPAL USE (unless specified otherwise)	DISTRICT											ASMD	PUD-B	Legislative Notes		
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP	OS				UN	
1. RESIDENTIAL USES†																
a. 1 and 2 family dwelling units (1)*	Y	Y	Y	Y	Y	Y	-	-	-	-	-	-	Y	SPSR-A	SPSR	Sec 7.11 amended by Ord. 2000-8 on 5/29/00, and by Ordinance 2002-04 on 4/22/04. Sec 7.11.1.a amended by Ord. 2002-4 on 4/25/02
b. 3-family dwelling units (1)*	-	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-	SPSR-A	SPSR	Sec 7.11.1.b amended by Ord. 2002-4 on 4/25/02
c. Dwellings, multiple 4-6 units 7 or more units	-	-	SP	SP	SP	SP	SP	SP	SP	SP	-	-	-	SPSR-A	SPSR	Sec 7.11.1.c amended by Ord. 2005-04 on 3/10/05
d. Town houses 2 units (1)* 3 units (1)* 4-6 units 7 or more units	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	-	-	-	SPSR-A	SPSR	Sec 7.11.1.d amended by Ord. 2005-04 on 3/10/05
e. Mobile homes in service on a temporary basis, for less than one year (2)*	SP	SP	SP	SP	-	SP	SP	SP	-	-	-	-	-	SPSR-A	-	Sec 7.11.2 amended by Ord. 2002-4 on 4/25/02
2. SPECIAL RESIDENTIAL CONVERSIONS (9)* (see Sec. 2.2.139)																
a. Existing dwelling converted for up to 2 dwelling units	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	-	-	Sec 7.11.2 amended by Ord. 2002-4 on 4/25/02
b. Existing dwelling converted for up to 3 dwelling units	SP	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	-	SP	-	Sec 7.11.2.c amended by Ord. 1991-10 on 8/22/91, Ord. 2002-4 on 4/25/02, and Ord. 2005-04 on 3/10/05.
c. Existing dwelling converted for 4-6 dwelling units	-	-	SP	SP	SP	SP	SP	SP	SP	SP	-	-	-	-	-	Sec 7.11.2.c amended by Ord. 1991-10 on 8/22/91, Ord. 2002-4 on 4/25/02, and Ord. 2005-04 on 3/10/05.
d. Existing dwelling converted for 7 or more dwelling units	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	-	Sec 7.11.2.d added by Ord. 1991-10 on 8/22/91.
e. Conversion of a building owned or previously owned by the municipality in the past 2 years to residential use	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR	SPSR-A	Sec 7.11.2.e. renumbered by Ord. 1991-10 on 8/22/91.

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	DISTRICT											Legislative Notes		
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP	OS		UN	ASMD
3. OTHER RESIDENTIAL USES														
a. Boarding house/single room occupancy (SRO) building up to 5 persons or more persons														
	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SPSR-A	SPSR
	-	-	SP	SP	SPSR	SPSR	SPSR	SPSR	-	-	-	-	SPSR-A	SPSR
b. Dormitory, fraternity or sorority of 6 units or less of 7 units or more														
	-	-	SP	SP	SP	SP	SPSR	SPSR	SPSR	-	-	-	SPSR-A	-
	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	SPSR-A	-
c. Community or group residence														
	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	SPSR-A	SPSR
d. Homeless shelter														
	SP	SP	SP	SP	SP	SP	SP	SP	-	-	-	-	SPSR-A	SPSR
e. Artists Housing of 6 units or less of 7 units or more														
	-	-	SP	SP	SP	SP	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR-A	SPSR
	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR-A	SPSR
f. Congregate housing														
	SP	SP	SP	SP	SP	SP	SP	SP	-	-	-	-	SPSR-A	SPSR
4. ACCESSORY RESIDENTIAL USES														
a. Up to three (3) rooms to rent without kitchen facilities, including tourist homes, in an owner occupied dwelling up to 2 rooms or 3 rooms														
	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	-
	SP	SP	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	-
b. Outdoor, off-street parking for no more than one commercial vehicle, not exceeding 1-1/2 tons														
	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR-A
	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	SPSR-A

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

Sec. 7.11.4.b. amended by Ord. 1991-1 on 1/10/91.

Sec. 7.11.3.e. amended by Ord. 2005-04 on 3/10/05.

Sec. 7.11.3.e. amended by Ord. 1991-10 on 8/22/91.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/12/2006

	DISTRICT										Legislative Notes			
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP		OS	UN	ASMD
4. ACCESSORY RESIDENTIAL USES (cont)														(12)*
c. Off street parking for more than one commercial vehicle, if owned by resident of the premises	-	-	SP	Y	SP	Y	Y	Y	-	Y	-	-	(10)*	SPSR-A SPSR
d. Exterior storage of equipment not customarily associated with home maintenance	-	-	SP	SP	-	SP	SP	SP	-	SP	-	-	(10)*	SPSR-A -
e. Home occupation (must comply with definition in Article 2)	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR-A SPSR
f. Office, within a primary residence of an architect, engineer, attorney, physician, dentist or other recognized profession, provided that all parking requirements of Article 9 are met	SP	SP	Y	Y	Y	Y	Y	Y	-	Y	-	-	SP	SPSR-A SPSR
g. Family daycare For six or less children	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y	SPSR-A SPSR
h. Shop and storage facilities for a resident tradesman such as carpenter, plumber, electrician, etc. where conducted in such a manner that all dust, fumes, gases, odors, smoke or vapors, noise, or vibration are effectively confined to an enclosed building	SP	SP	SP	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR-A -
i. Hobby kennel	SP	SP	SP	SP	-	Y	Y	-	-	-	-	-	SP	-

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

Sec. 7.11.4.g. amended by Ord. 1991-10 on 8/22/91.

Sec. 7.11.4.c. amended by Ord. 1991-1 on 1/10/91.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	DISTRICT											PUD-B (12)*	Legislative Notes		
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP	OS			UN	ASMD
5. INSTITUTIONAL USES															
A. Protected uses (protected as principal and accessory uses)															
1. All religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR	Sec. 7.11.5.A amended by Ord. 1991-10, 8/22/91.
2. All education purposes by a nonprofit educational corporation (8)*	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR	
3. Child Care Facility (day care center or school age child care program as defined in M.G.L., Ch. 28A, s.9)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR	
B. Permitted institutional uses															
1. School, kindergarten, after school center which is not in item 5.a.2. above															
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	SP	-	-	SP	Y	SPSR-A	SPSR	Sec. 7.11.5.B.2 renumbered by Ord. 1991-10 on 8/22/91.	
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	Y	SPSR-A	SPSR		
2. Library, museum, art gallery															
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	SP	SP	SP	SP	Y	Y	SPSR	Sec. 7.11.5.B.3 renumbered by Ord. 1991-10 on 8/22/91.	
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	Y	SPSR-A	SPSR		
3. Hospital															
a. less than 10,000 s.f. of gross floor area	-	-	SP	Y	Y	Y	Y	Y	Y	Y	-	SP	SPSR-A	Sec. 7.11.5.B.4 renumbered by Ord. 1991-10 on 8/22/91.	
b. 10,000 s.f. or more of gross floor area	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SP	SPSR-A		
4. Nursing home															
a. less than 10,000 s.f. of gross floor area	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	-	SP	SPSR-A	Sec. 7.11.5.B.4 renumbered by Ord. 1991-10 on 8/22/91.	
b. 10,000 s.f. or more of gross floor area	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	SP	SPSR-A		

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90, as amended through 01/12/06

PRINCIPAL USE (unless specified otherwise)	DISTRICT											OS	UN	ASMD	PUD-B	Legislative Notes				
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP										
5. INSTITUTIONAL USES (cont)																				
5. Non-profit community center (e.g. YMCA) a. less than 10,000 s.f. of gross floor area b. 10,000 s.f. or more of gross floor area	SP	SP	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	Y	Y	Y	SPSR	SPSR	Sec. 7.11.5.B.6 renumbered by Ord. 1991-10 on 8/22/91.	
6. Private, non-profit club or lodge for members only a. less than 10,000 s.f. of gross floor area b. 10,000 s.f. or more of gross floor area	SP	SP	Y	Y	Y	Y	Y	SP	SP	SP	SP	SP	SP	-	Y	Y	Y	SPSR	SPSR	Sec. 7.11.5.B.6 renumbered by Ord. 1991-10 on 8/22/91.
7. Buildings and uses owned by the City of Somerville a. less than 10,000 s.f. of gross floor area b. 10,000 s.f. or more of gross floor area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR	SPSR	Sec. 7.11.5.B.7 renumbered by Ord. 1991-10 on 8/22/91.
6. RECREATIONAL USES																				
1. Public park, playground, recreational area a. less than 10,000 s.f. of gross floor area b. 10,000 s.f. or more of gross floor area	SP	SP	Y	Y	Y	Y	Y	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	Y	Y	Y	Y	SPSR	SPSR	
2. Private, non-profit outdoor recreational facility a. less than 10,000 s.f. of gross floor area b. 10,000 s.f. or more of gross floor area	SP	SP	Y	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPSR-A	SPSR	
3. Commercial health, exercise, racquet facility weight reduction, bowling or similar a. less than 10,000 s.f. of gross floor area b. 10,000 s.f. or more of gross floor area	-	-	SP	Y	SPSR	SPSR	Y	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	Y	SPSR	
*See Footnotes Section 7.12																				
†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.																				

SECTION 7.11: TABLE OF PERMITTED USES
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PRINCIPAL USE (unless specified otherwise)	DISTRICT										Legislative Notes			
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP		OS	UN	ASMD
6. RECREATIONAL USES (cont)														(12)*
4. Theater, cinema or other public assembly (NOTE: In the case of multiple theater/cinema operations on the same site, the total aggregate footage of all the theaters or cinemas shall determine gross floor area)	-	-	SP	SP	SP	Y	Y	-	-	-	SP	Y	Y	SPSR
a. less than 10,000 s.f. of gross floor area	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR	Y	SPSR-A	SPSR
b. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5. Marinas and dry boat storage	-	-	-	-	-	-	Y	Y	Y	Y	Y	-	SPSR-A	SPSR
a. less than 10,000 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR-A	SPSR
b. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6. Concessions, amusements, games except amusement and electronic amusement devices requiring a license under the provisions of Section 8-15 of Chapter 8 of the Code of Ordinances, as amended.	-	-	-	SP	SP	SP	SP	SP	SP	-	-	-	Y	SPSR
a. less than 10,000 s.f. of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR-A	SPSR
b. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7. Amusement and Electronic Amusement Devices Requiring Licensing Under Section 8-15 of Chapter 8 of the Code of Ordinances.	-	-	-	-	-	-	-	-	-	SPSR	-	-	SPSR-A	SPSR
7. OFFICE USES†														
1. Office, other than medical	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	SPD	SPD	SPD	Y	Y	Y	Y	SP	-	Y	Y	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	Y	SPSR-A	SPSR
2. Medical office, medical or health clinic	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	Y	Y	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	SPD	SPD	SPD	Y	Y	Y	Y	SP	-	Y	Y	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	Y	SPSR-A	SPSR

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

Section 7.11, 6.6 amended by
 Ord. 1993-7 on 2/2/94.

Section 7.11, 6.7 added by
 Ord. 1993-7 on 2/2/94.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90, as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)

8. BUSINESS SERVICES

PRINCIPAL USE (unless specified otherwise)	DISTRICT											UN	ASMD	PUD-B	Legislative Notes
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP	OS				
1. Beauty salon, barber shop, tailor, dressmaker, shoe repair	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2. Laundry or dry cleaning: [†]															
a. Self-service laundromat or dry cleaning: pick-up station with processing done elsewhere	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b. laundry or dry cleaning with processing on the premises, provided only non-flammable solvents are used for cleaning:															
a. less than 5,000 s.f. of gross floor area	-	-	SP	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	SPSR
b. 5,001 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SP	Y	Y	Y	Y	-	-	-	-	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-	SPSR
c. laundry or dry cleaning with processing done on the premises where flammable solvents are used for cleaning:															
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SP	Y	Y	Y	Y	-	-	-	-	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SP	Y	Y	Y	Y	-	-	-	-	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	-	SPSR
3. Real estate sales or rental, travel agency, insurance agency, ticket agency	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	Y	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR-A	SPSR

[†]See Footnotes Section 7.12

[†]Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses, if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NC	NB	CBD	BA	DISTRICT						OS	UN	ASMD	PUD-B (12)*	Legislative Notes
								BB	IA	IB	IP	IS	IT					
8. BUSINESS SERVICES (cont.)																		
4. Bank or credit union without an automatic teller machine/drive-up window																		
a. less than 5,000 s.f. of gross floor area	-	-	Y	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
5. Bank or credit union with an automatic teller machine/drive-up window																		
a. less than 5,000 s.f. of gross floor area	-	-	SP	-	SP	SP	Y	Y	Y	Y	Y	Y	Y	-	-	-	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPD	SPD	SP	Y	Y	Y	Y	Y	Y	-	-	-	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR	
6. Photocopying, reproduction and photographic services including commercial photography, but not commercial printing†																		
a. less than 5,000 s.f. of gross floor area	-	-	SP	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
7. Repair of household appliances, small tools or equipment																		
a. less than 5,000 s.f. of gross floor area	-	-	SP	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	SPSR-A	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
8. Funeral parlor																		
a. less than 5,000 s.f. of gross floor area	-	-	SP	-	SP	Y	Y	Y	Y	Y	Y	Y	Y	-	-	SPSR-A	-	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	SPSR-A	-	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	-	

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90, as amended through 01/12/2006

PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	BB	DISTRICT				OS	UN	ASM/D	PUD-B	Legislative Notes	
								IA	IB	IP	IS						
8. BUSINESS SERVICES (cont.)																(12)*	
9. For-profit school for instruction in arts, skills, or vocational training†	-	-	SP	Y	SPD	Y	Y	Y	Y	Y	Y	-	-	Y	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	Y	Y	SPSR-A	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10. Newspaper distribution agency	-	-	SP	Y	SP	Y	Y	Y	Y	Y	Y	-	-	Y	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	SPD	SPD	SPD	SPD	SPD	-	-	Y	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11. Office of veterinarian†	-	-	SP	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	SPD	SPD	SPD	SPD	SPD	-	-	Y	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12. Kennel, boarding of household pets, pet store																	
1. All operations conducted entirely within an enclosed building	-	-	-	Y	-	Y	Y	Y	Y	Y	Y	-	-	Y	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	-	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	SPSR-A	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	Y	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2. Operations, in part or in whole, conducted outside an enclosed building	-	-	-	-	-	SP	Y	Y	Y	Y	Y	-	-	Y	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SP	SP	SP	SP	SP	SP	-	-	Y	Y	SPSR-A	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	Y	Y	SPSR-A	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13. Tattoo, Body Piercing, and/or Scarification Facilities (14)* (15)*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
a. less than 2,500 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	-	-	SPD	SPD	SPD	SPD	SPD	SPD	-	-	SPSR-A	SPSR-A	SPSR	
c. 5,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR-A	SPSR	

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

Sec 7.11.8.13 added by Ord 2001-13 on 7/12/01

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

9. SALES OR RENTAL OF GOODS OR EQUIPMENT

PRINCIPAL USE (unless specified otherwise)	DISTRICT										OS	UN	ASMD	PUD-B (12)*	Legislative Notes
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP					
1. Store selling convenience and grocery goods such as food, candy, newspapers, tobacco product [†]	a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
	b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	-	-	-	Y	SPSR
	c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR-A
2. General merchandise, department store, supermarket	a. less than 5,000 s.f. of gross floor area	-	-	-	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
	b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	-	-	-	Y	SPSR
	c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR-A	SPSR
3. Specially food stores but not that intended for consumption on the premises, including candy store, meat market, delicatessen, or bakery, but not a fast food service [†]	a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
	b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	Y	Y	Y	Y	-	-	-	Y	SPSR
	c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR-A	SPSR
4. Package liquor store, with no consumption of beverages on the premises [†]	a. less than 5,000 s.f. of gross floor area	-	-	SP	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
	b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	-	-	-	Y	SPSR
	c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR
5. Store selling or renting goods such as books, stationary, drugs, sporting goods including bicycles and accessories, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, apparel, fabrics, accessories, and the like that are typically of a size a customer can carry by hand [†]	a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
	b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	-	-	-	Y	SPSR
	c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR

[†]See Footnotes Section 7.12

[†]Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses, if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

Sec. 7.11.9.1 amended
by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.2 amended
by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.2.c amended
by Ord. 1991-1 on 1/10/91.

Sec. 7.11.9.3 amended
by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.4 amended
by Ord. 2002-6 on 8/8/02.

Sec. 7.11.9.5 amended
by Ord. 2002-6 on 8/8/02.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP	OS	UN	ASMD	PUD-B	Legislative Notes
9. SALES OR RENTAL OF GOODS OR EQUIPMENT (cont.)															
6. Store selling or renting video tapest*															
a. less than 2,500 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	Sec. 7.11.9.7 amended by Ord. 2002-6 on 8/8/02.
b. 2,500 to 4,999 s.f. of gross floor area	-	-	SPD	SP	SP	Y	Y	Y	-	Y	-	-	Y	SPSR	
c. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	SP	-	SP	-	-	SPSR-A	SPSR	
d. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	
7. Store selling furniture, home furnishings, carpets, or home appliances and equipment, including audio, computer, and video equipment*															
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	-	Y	-	-	Y	SPSR	Sec. 7.11.9.7b. amended by Ord. 1991-1 on 1/10/91.
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	SPD	Y	Y	-	Y	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	SPSR-A	SPSR	
8. Store selling hardware, paint, wallpaper, lawn and garden supplies*															
1. All operations conducted entirely within an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	Sec. 7.11.9.8 amended by Ord. 2002-6 on 8/8/02.
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	Y	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
2. Operations, in part or in whole, conducted outside an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	SP	SP	SP	Y	Y	Y	Y	Y	-	-	Y	SPSR	Sec. 7.11.9.9 amended by Ord. 2002-6 on 8/8/02.
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	SP	SP	Y	SP	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
9. Building and construction materials store															
1. All operations conducted entirely within an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	-	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	Sec. 7.11.9.9 amended by Ord. 2002-6 on 8/8/02.
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	Y	-	-	SPSR-A	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
2. Operations, in part or in whole, conducted outside an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	SP	SP	Y	Y	Y	-	-	-	SPSR	Sec. 7.11.9.9 amended by Ord. 2002-6 on 8/8/02.
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPSR	SPD	SP	SP	Y	SP	-	-	-	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR	

*See Footnotes Section 7.12
 †Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

SECTION 7.11: TABLE OF PERMITTED USES
Adopted 03/23/90, as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	BB	DISTRICT						OS	UN	ASMD	PUD-B	Legislative Notes
								IA	IB	IP	IS	IT	IU					
9. SALES OR RENTAL OF GOODS OR EQUIPMENT (cont.)																	(12)*	
10. Commercial greenhouse or nursery																		Sec. 7.11.9.10 amended by Ord. 2002-6 on 8/8/02
1. All operations conducted entirely within an enclosed building	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
2. Operations, in part or in whole, conducted outside an enclosed building	-	-	-	SP	SPD	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPD	SPD	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
11. Sale or rental of equipment and supplies such as office furniture, home improvement equipment or tools†																		Sec. 7.11.9.11 amended by Ord. 2002-6 on 8/8/02
1. All operations conducted entirely within an enclosed building	-	-	-	SP	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
2. Operations, in part or in whole, conducted outside an enclosed building	-	-	-	SPD	-	SP	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
a. less than 5,000 s.f. of gross floor area	-	-	-	SPSR	-	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	SPSR-A	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR	
12. Farmers' market or roadside stand selling agricultural products (indoor or outdoor)†																		Sec. 7.11.9.12 amended by Ord. 2002-6 on 8/8/02
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
13. Crafts related store selling jewelry, T-shirts, crafts, etc. where production occurs on premises																		Sec. 7.11.9.13 amended by Ord. 2002-6 on 8/8/02
a. less than 5,000 s.f. of gross floor area	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD (18)*	SPD	SPD	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR (18)*	SPSR	SPSR	Y	Y	Y	Y	Y	Y	Y	-	-	Y	SPSR	
14. Mail (see Section 6.4.2)†	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SPSR-A	-	

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	BB	DISTRICT			OS	UN	ASMD	PUD-B	Legislative Notes
							IA	IB	IP	IS	IT	IU	IV		
10. EATING, DRINKING, AND TRANSIENT ACCOMMODATIONS															
1. Restaurant, other than fast order food (16)*															
1. All operations conducted entirely within an enclosed building															
a. less than 2,500 s.f. of gross floor area	-	-	SPD	Y	Y	Y	Y	Y	-	Y	-	-	-	Y	SPSR
b. 2,500 to 4,999 s.f. of gross floor area	-	-	SPD	SPD	Y	Y	Y	Y	-	Y	-	-	-	Y	SPSR
c. 5,000 to 9,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	Y	Y	-	-	-	SPSR-A	SPSR
d. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	-	SPSR-A	SPSR
2. Operations, in part or in whole, conducted outside an enclosed building															
a. less than 2,500 s.f. of gross floor area	-	-	SPD	SP	SP	SP	Y	Y	SP	-	SP	-	SP	-	SPSR
b. 2,500 to 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	SP	-	SP	-	SP	-	SPSR-A
c. 5,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	-	-	-	-	-	-	SPSR-A	SPSR
2. Fast order food establishments with no drive-up service, including franchises, subshops, pizza shops and the like (16)*†															
1. All operations conducted entirely within an enclosed building															
a. less than 2,500 s.f. of gross floor area	-	-	SPD	SPD	SPD	Y	Y	Y	-	Y	-	-	-	Y	SPSR
b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	Y	Y	-	-	-	Y	SPSR
c. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	-	SPSR-A	SPSR
2. Operations conducted, in part or in whole, outside an enclosed building															
a. less than 2,500 s.f. of gross floor area	-	-	SPD	SPD	SPD	SP	Y	Y	-	Y	-	SP	-	Y	SPSR
b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	SP	-	SP	-	SP	-	SPSR
c. 5,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	SPSR	-	-	-	SPSR-A	SPSR
3. Fast order food establishments with a drive-up service, including franchises, subshops, pizza shops and the like, whether conducted in or outside of an enclosed building (16)*															
a. less than 2,500 s.f. of gross floor area	-	-	-	SPSR	SPD	SP	Y	Y	-	Y	-	-	-	-	SPSR
b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	-	SPSR	SPD	SP	SP	-	SP	-	-	-	-	SPSR
c. 5,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	-	SPSR	-	-	-	-	SPSR
4. Caterer preparing meals for consumption off site†															
a. less than 5,000 s.f. of gross floor area	-	-	SPD	SPD	Y	Y	Y	Y	Y	Y	-	-	-	Y	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	SPD	SPD	SPD	SPD	Y	Y	Y	Y	-	-	-	Y	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR-A	SPSR

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses, if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

Section 7.11.10.1 amended by Ord. 201-07 on 6/14/01.

Section 7.11.10.2 amended by Ord. 201-07 on 6/14/01.

Section 7.11.10.2.2 amended by Ord. 1994-7 on 4/14/94.

Section 7.11.10.3 amended by Ord. 201-07 on 6/14/01.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/12/2006

PRINCIPAL USE (unless specified otherwise)	DISTRICT											Legislative Notes		
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP	OS		UN	ASMD
10. EATING, DRINKING, AND TRANSIENT ACCOMMODATIONS (cont)														
5. Hotel, motel	-	-	-	SPD	SPD	SPD	Y	Y	Y	Y	-	-	Y	SPSR
a. less than 10,000 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	Y	Y	-	-	SPSR-A	SPSR
b. 10,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR
6. Bar, tavern, drinking establishment, nightclub, dance hall, entertainment facility, convention center	-	-	-	SPD	Y	Y	Y	Y	-	Y	-	-	Y	SPSR
a. less than 2,500 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	Y	Y	Y	Y	-	-	Y	SPSR
b. 2,500 to 4,999 s.f. of gross floor area	-	-	-	SPD	SPD	SPD	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR
c. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	SPSR-A	SPSR
11. MOTOR VEHICLE RELATED SALES AND SERVICE														
1. Motor vehicle sales and service of new vehicles, or vehicles taken in exchange thereto, when conducted on the same lot and in conjunction therewith the repair of motor vehicle engines within a building	-	-	-	-	-	-	Y	Y	Y	SP	-	-	-	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	-	-	-
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	-	-	-
2. Motor vehicle rental	-	-	-	SPD	SPD	SP	Y	Y	Y	SP	-	-	SPSR-A	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	SP	SPSR	SPSR	Y	SPSR	-	-	SPSR-A	SPSR
b. 5,000 s.f. or more of gross floor area	-	-	-	SPD	SPD	SP	SPSR	SPSR	Y	SPSR	-	-	SPSR-A	SPSR
3. Service station, primarily for the sale of fuel, but including other motor oil products and accessories, and minor repairing, lubrication, and adjustment (fuel pumps may be outside enclosed building)	-	-	-	SPD	SPD	SP	Y	Y	Y	SPSR	-	-	SPSR-A	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	-	SPD	SPD	SP	SPSR	SPSR	Y	SPSR	-	-	SPSR-A	SPSR
b. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	Y	SPSR	-	-	SPSR-A	SPSR
4. Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories	-	-	-	-	-	-	Y	Y	Y	SPSR	-	-	-	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	-	-	SPSR
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	-	-	SPSR

*See Footnotes Section 7.12
 †Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	DISTRICT										Legislative Notes			
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP		OS	UN	ASMD
11. Motor Vehicle Related Sales and Service (cont)														(12)*
5. Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting	-	-	-	-	-	-	Y	Y	Y	SPSR	-	-	-	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	-	-	-
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6. Substantial motor vehicle repair including engine overhaul, body work and painting	-	-	-	-	-	-	SP	Y	Y	SPSR	-	-	-	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	-	-	-
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7. Used vehicles sales and in conjunction there with the repair of motor vehicle engines within a building	-	-	-	-	-	Y	Y	Y	Y	SP	-	-	-	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SPSR	SPSR	Y	SPSR	SP	-	-	-	-
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	SP	-	-	-	-
8. Dismantling and storage of motor vehicles and motor vehicle parts for the purpose of salvage and sale of used parts	-	-	-	-	-	-	-	-	Y	SP(3,4)*	-	-	-	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	-	-	Y	SPSR	-	-	-	-
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	SP(3,4)*	-	-	-	-
9. Motor vehicle towing business and short term storage or parking of those towed vehicles (vehicles may be stored outside)	-	-	-	-	-	Y	Y	Y	Y	SP	-	-	-	SPSR
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SPSR	SPSR	Y	SPSR	SPSR	-	-	-	-
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	SPSR	-	-	-	-
10. Structured or open lot (outdoor) motor vehicle parking where the parking spaces are not accessory to a principal use on the same lot and where no sales or service take place	-	-	-	-	SPSR	SPSR	SPSR	Y	Y	Y	-	-	-	SPSR-A
a. less than 5,000 s.f. of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	Y	Y	Y	-	-	-	SPSR-A
b. 5,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	Y	Y	Y	-	-	-	SPSR-A

*See Footnotes Section 7.12

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SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	DISTRICT				OS	UN	ASMD	PUD-B (12)*	Legislative Notes
							BB	IA	IB	IP					
11. MOTOR VEHICLE RELATED SALES AND SERVICE (cont.)															
11. Limousine rental and minor servicing															
1. Operations conducted entirely within an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	-	SP	-	SP	Y	Y	Y	Y	-	-	SPSR-A	SPSR	
b. 5,000 s.f. or more of gross floor area	-	-	-	SPSR	-	SPSR	SPSR	SPSR	Y	SPSR	-	-	SPSR-A	SPSR	
2. Operations, in part or in whole, conducted outside an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	-	SPSR	-	SPD	Y	Y	Y	Y	-	-	-	SPSR	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	Y	SPSR	-	-	-	-	
12. Bus and taxi rental, storage and servicing															
1. Operations conducted entirely within an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	Y	Y	SP	-	-	SPSR-A	SPSR	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	-	SPSR-A	-	
2. Operations, in part or whole, conducted outside an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	Y	Y	SP	-	-	-	-	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	-	-	-	
13. Motor vehicle wash (whether mechanically operated or self-service)															
1. Operations conducted entirely within an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SP	Y	Y	Y	SP	-	-	-	SPSR	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	Y	SPSR	-	-	-	-	
2. Operations, in part or whole, conducted outside an enclosed building															
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SPSR	Y	Y	Y	SPSR	-	-	-	-	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	Y	SPSR	-	-	-	-	

*See Footnotes Section 7.12

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SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)

12. COMMERCIAL AND INDUSTRIAL SERVICES

PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	BB	DISTRICT				OS	UN	ASM-D	PUD-B (12)*	Legislative Notes
								IA	IB	IP	IS					
1. Laundry or dry-cleaning processing center where clothes, carpets or other fabrics are washed or cleaned, excluding customer drop-off and pick-up or self-service facility	-	-	-	-	-	-	Y	Y	Y	SP	-	-	-	-	-	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	SP	Y	SP	-	-	-	-	-	-
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	-	-	-
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2. Bakery, wholesale	-	-	-	-	-	-	Y	Y	Y	SP	-	-	-	Y	-	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	SP	Y	SP	-	-	-	SPSR-A	-	-
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR-A	-	-
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	SPSR-A	-	-
3. Industrial services such as machine shop, welding	-	-	-	-	-	-	Y	Y	Y	SP	-	-	-	SPSR-A	-	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	SP	Y	SP	-	-	-	SPSR-A	-	-
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	-	-	-
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4. Commercial mover, associated storage facilities, and self-storage facility	-	-	-	-	-	-	Y	Y	Y	SP	-	-	-	-	-	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	SP	Y	SP	-	-	-	-	-	-
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	Y	SP	Y	SP	-	-	-	-	-	-
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	-	-	-
5. Distribution center, parcel delivery, commercial mail delivery center	-	-	-	-	-	-	Y	Y	Y	Y	-	-	-	SPSR-A	SPSR	-
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	Y	SPD	Y	Y	-	-	-	SPSR-A	SPSR	-
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR-A	SPSR	-
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SPSR	-

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SECTION 7.11: TABLE OF PERMITTED USES
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PRINCIPAL USE (unless specified otherwise)	DISTRICT										Legislative Notes			
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP		OS	UN	ASMD
12. COMMERCIAL AND INDUSTRIAL SERVICES (cont)														
6. Shop and storage facilities for tradesmen such as carpenter, plumber, electrician, etc. engaged in the construction and repair of residential buildings and other light frame structures with incidental sale of building materials or products on the premises														
1. Operations conducted entirely within an enclosed building														
a. less than 5,000 s.f. of gross floor area	-	-	SP	SP	-	SP	Y	Y	Y	Y	-	-	Y	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPD	Y	Y	Y	Y	-	-	SPSR-A	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-
2. Operations, in part or whole, conducted outside an enclosed building														
a. less than 5,000 s.f. of gross floor area	-	-	-	SP	-	SP	SP	Y	Y	SP	-	-	SPSR-A	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPD	SP	Y	Y	SP	-	-	SPSR-A	-
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	-
7. Office, yard and storage facilities for construction company such as a general contractor, landscape contractor														
1. Operations conducted entirely within an enclosed building														
a. less than 5,000 s.f. of gross floor area	-	-	-	-	SP	Y	Y	Y	Y	Y	-	-	SPSR-A	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	SPD	SPD	Y	Y	Y	Y	-	-	SPSR-A	SPSR
c. 10,000 s.f. or more of gross floor area	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	SPSR
2. Operations, in part or whole, conducted outside an enclosed building														
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	SP	Y	Y	Y	Y	-	-	SPSR-A	SPSR
b. 5,000 to 9,999 s.f. of gross floor area	-	-	-	-	-	SPD	SP	Y	Y	SP	-	-	-	-
c. 10,000 s.f. or more of gross floor area	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	SPSR	-	-	-	-

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PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	DISTRICT						UN	ASMD	PUD-B	Legislative Notes		
							BB	IA	IB	IP	OS							
12. COMMERCIAL AND INDUSTRIAL SERVICES (cont)																(12)*		
8. Fuel oil dealer including sale and repair of heating equipment but not including bulk storage of fuel oil																		
1. Operations conducted entirely within an enclosed building				SP		SP	Y	Y	Y	Y							SPSR	
a. less than 5,000 s.f. of gross floor area						SPD	Y	Y	Y	Y								SPSR
b. 5,000 to 9,999 s.f. of gross floor area						SPSR	SPSR	SPSR	SPSR	SPSR								SPSR
c. 10,000 s.f. or more of gross floor area																		
2. Operations, in part or whole, conducted outside an enclosed building																		SPSR
a. less than 5,000 s.f. of gross floor area						SP	Y	Y	Y	Y								
b. 5,000 s.f. or more of gross floor area						SPD	SP	Y	Y	SP								
c. 10,000 s.f. or more of gross floor area						SPSR	SPSR	SPSR	SPSR	SPSR								
9. Bottle redemption center or collection center for recycling of non-hazardous materials such as glass, aluminum, paper					SP	SP	Y	Y	Y	Y								SPSR-A
a. less than 5,000 s.f. of gross floor area						SPD	SP	SP	Y	SP								SPSR-A
b. 5,000 to 9,999 s.f. of gross floor area							SPSR	SPSR	SPSR	SPSR								SPSR
c. 10,000 s.f. or more of gross floor area																		
10. Laboratory engaged in research, experimental and testing activities which may include the development of mockups and prototypes but not the manufacture of finished products																		
a. less than 5,000 s.f. of gross floor area					SP	Y	Y	Y	Y	Y								SPSR-A
b. 5,000 to 9,999 s.f. of gross floor area					SPD	SPD	Y	Y	Y	Y								SPSR-A
c. 10,000 s.f. or more of gross floor area						SPSR	SPSR	SPSR	SPSR	SPSR								SPSR-A

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PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	DISTRICT				OS	UN	ASMD	PUD-B (12)*	Legislative Notes
							BB	IA	IB	IP					
13. WHOLESALE BUSINESS AND WHOLESALE STORAGE															
1. Wholesale business or storage, including office, sales and display space of such a business, provided that not more than 25 percent of the gross floor area is used for assembly of products, but not including wholesale storage of flammable liquids, gas or explosives															
1. All operations conducted entirely within an enclosed building															
a. less than 25,000 s.f. of gross floor area	-	-	-	-	-	-	-	Y	Y	Y	-	-	SPSR-A	SPSR	
b. 25,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	SPSR-A	SPSR	
2. Operations, in part or whole, conducted outside an enclosed building															
a. less than 25,000 s.f. of gross floor area	-	-	-	-	-	-	-	SP	Y	Y	SP	-	SPSR-A	-	
b. 25,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	SPSR-A	-	
2. Open lot (outside an enclosed building) storage of new building material, contractors' equipment, machinery and metals, other than scrap or junk, and similar materials (5)*	-	-	-	-	-	-	-	SP	SP	Y	SP(4)*	-	-	-	
3. Open lot (outside an enclosed building) storage of coal, coke, sand or other solid fuel or similar material, or such storage in silos or hoppers (6)*	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	
4. Open lot (outside an enclosed building) storage of second hand lumber or other used building materials, junk, scrap paper, rags, unpaired or unclean containers, or other salvage articles; storage of flammable liquid or gas (7)*	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses, if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90, as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)
 14. INDUSTRIAL USES

A. LIGHT INDUSTRIAL

Light manufacturing when the processes involved are limited to assembly or finishing work of electronic products, appliances, hand tools, furniture, and the like

1. Conducted entirely within an enclosed building in a manner that all dust, fumes, gases, odors, smoke or vapors, noise or vibration are effectively confined to the enclosed building
 - a. less than 5,000 s.f. of gross floor area
 - b. 5,000 to 9,999 s.f. of gross floor area
 - c. 10,000 to 24,999 s.f. of gross floor area
 - d. 25,000 s.f. or more of gross floor area
2. Conducted, in part or in whole, outside an enclosed building, provided in compliance with Article 11
 - a. less than 10,000 s.f. of gross floor area
 - b. 10,000 s.f. or more of gross floor area

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

	RA	RB	RC	NB	CBD	BA	BB	DISTRICT			OS	UN	ASMD	PUD-B	Legislative Notes
								IA	IB	IP				(12)*	

	-	-	-	-	SPD	SPD	Y	Y	Y	Y	-	-	SPSR-A	SPSR	
	-	-	-	-	-	SPSR	SP	Y	Y	Y	-	-	SPSR-A	SPSR	
	-	-	-	-	-	-	SPSR	Y	Y	Y	-	-	SPSR-A	SPSR	
	-	-	-	-	-	-	-	SPSR	SPSR	SPSR	-	-	-	-	
	-	-	-	-	-	-	SP	Y	Y	SPSR	-	-	SPSR-A	-	
	-	-	-	-	-	-	SPSR	SPSR	SPSR	SPSR	-	-	-	-	

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90, as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	DISTRICT											Legislative Notes			
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP	OS		UN	ASMD	PUD-B
14. INDUSTRIAL USES (cont.)														(12)*	
C. HEAVY INDUSTRIAL USES															
Other industrial uses of a noxious character, whether conducted inside or outside an enclosed building, such as, but not limited to, abattoir, foundry, chemical, refining, or rendering operation, where conducted in such a manner that there will not be a nuisance of such magnitude as to create a hazard to safety or health in adjoining premises															
a. less than 25,000 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
b. 25,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
D. OTHER INDUSTRIAL USES															
Manufacturing use, including product research, development and testing activities conducted inside an enclosed building such as, but not limited to, biotechnology.															
a. less than 10,000 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
b. 10,000 to 24,999 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
c. 25,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
15. COMMUNICATIONS, UTILITY, AND TRANSPORTATION USES															
1. Telephone exchange and facilities serving telecommunications carriers and internet service providers, including but not limited to: switching, relay, and telecommunications data storage and distribution centers (13)*															
a. less than 10,000 s.f. of gross floor area (13)*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
b. 10,000 s.f. to 24,999 s.f. of gross floor area (13)*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
c. 25,000 s.f. or more of gross floor area (13)*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2. Radio or television studio without transmitting or receiving towers															
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3. Wireless Communications Facility															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4. Commercial ambulance service															
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

*See Footnotes Section 7.12

Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

Sec 7.11.15.3 amended by Ord. 1997-6 on 11/13/97

Sec 7.11.15.1 amended by Ord. 2001-1 on 01/25/01

Sec 7.11.14.d added by Ord. 1994-17 on 6/23/94.

SECTION 7.11: TABLE OF PERMITTED USES
 Adopted 03/23/90; as amended through 01/26/06

PRINCIPAL USE (unless specified otherwise)	DISTRICT										PUD-B	Legislative Notes					
	RA	RB	RC	NB	CBD	BA	BB	IA	IB	IP			OS	UN	ASMD		
15. COMMUNICATIONS, UTILITY, AND TRANSPORTATION USES (cont.)																(12)*	
5. Railroad terminals and yards, including operations conducted outside enclosed buildings	-	-	-	-	-	-	-	SP	Y	SP	-	-	-	-	-	-	
a. less than 25,000 s.f. of gross floor area	-	-	-	-	-	-	-	SPSR	Y	SPSR	-	-	-	-	-	-	
b. 25,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6. Long-term, open lot (outside an enclosed building) storage of trucks, buses, trailers, etc.	-	-	-	-	-	-	-	SP	SP	Y	SP(4)*	-	-	-	-	SPSR	
a. less than 10,000 s.f. of gross floor area	-	-	-	-	-	-	-	SP	SP	Y	SP(4)*	-	-	-	-	-	
b. 10,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	SP	SP	Y	SP(4)*	-	-	-	-	-	
7. Substation and Pumping Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
a. less than 5,000 s.f. of gross floor area	-	-	-	-	-	-	-	SP	SP	Y	SP	-	-	Y	SPSR-A	SPSR	
b. 5,000 s.f. or more of gross floor area	-	-	-	-	-	-	-	SPSR	SPSR	SPSR	Y	SPSR	-	Y	SPSR-A	SPSR	
16. ACCESSORY COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL USES (1)*																	
1. Accessory retail or business service uses in an apartment dwelling, hotel, motel, office, institutional use or industrial building	-	-	-	-	-	-	SP	Y	Y	Y	Y	Y	Y	-	Y	SPSR-A	SPSR
2. Trailer or other mobile structure used for an accessory use, but excluding temporary construction structure	-	-	-	-	-	-	SP	-	Y	Y	Y	Y	Y	SP	Y	SPSR-A	SPSR
a. for up to one year	-	-	-	-	-	-	-	-	SP	SP	Y	Y	Y	SP	-	SPSR	SPSR
b. for more than one year	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	-	Y	SPSR-A	SPSR
3. Accessory assembly or light manufacturing, in conjunction with a permitted business, retail, wholesale or institutional use	-	-	-	-	-	-	-	-	Y	Y	Y	Y	Y	-	Y	SPSR-A	SPSR
4. Storage, outside an enclosed building, of inoperable and unregistered motor vehicles accessory to a permitted commercial, industrial or institutional use	-	-	-	-	-	-	-	-	-	SPSR	SPSR	Y	SPSR	-	Y	SPSR-A	-
17. APPROVED PLANNED UNIT DEVELOPMENT (Approved PUD)†	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-

*See Footnotes Section 7.12

†Certain qualifying uses in categories or subcategories as marked above may be included as part of a qualifying Priority Development Process as accompanying Uses if permitted under Section 6.4.10, and may be permitted as Priority Permitted Uses only if they qualify under Section 6.4.5 of this Ordinance.

‡Except phrases of an Approved PUD for which a special permit has not been issued (as defined in Section 6.4) shall be required to comply with the provisions of Section 6.4 to the extent applicable.

Sec 7.11.15.7 was added by Ord. 2001-1 on 01/25/01

ARTICLE 7: PERMITTED USES

Section 7.12. Footnotes to Table of Permitted Uses.

1. See Section 7.3.
2. Except allowed by right when in compliance with M.G.L. Chapter 40A, Section 3.
3. Special Requirements for Motor Vehicle Dismantling and Storage in IP districts:
 - a. All dismantling shall occur with an enclosed building;
 - b. Procedures for the removal, storage, and disposal of oil, gasoline, coolant, and other hazardous material must comply with all applicable local, state, and federal laws and regulations;
 - c. No dismantling of motor vehicles shall occur between the hours of 6 PM to 7 AM;
 - d. No dismantling or storage of motor vehicles for the purpose of salvage and sale of used parts shall occur within 200 feet of a district designated as RA, RB, or RC under this Ordinance;
 - e. For the dismantling and storage of motor vehicles for the purpose of salvage and the sale of used parts, the minimum lot size shall be 40,000 sq. feet.
4. Open Storage in IP Districts: Where open storage is proposed as part of a development in an IP district, a special permit shall be required. The special permit shall be granted for a period of three (3) years, subject to renewal. The scope of review shall be limited to the owner's compliance with the requirements and conditions originally imposed in accordance with this and other relevant sections. Open storage will be limited to no more than fifty (50) percent of the lot area. The Board may also impose conditions in addition to those above which it deems necessary to further the general purpose and intent of the Ordinance.
5. Materials stored in unenclosed premises to a height greater than four (4) feet above grade level must be surrounded by a substantial seven (7) foot high wall or tight fence.
6. All dust and dirt incident to storage or handling must be effectively confined to the premises. Any material stored in unenclosed premises to a height greater than four (4) feet above grade level must be surrounded by a substantial seven (7) foot high wall or tight fence.
7. All such uses must be screened by a substantial seven (7) foot high wall or tight fence.
8. Uses for educational purposes as referred to in item 5.A.2 shall include classrooms, laboratories, research centers, auditoria, study halls, libraries, dormitories, housing for students, faculty and staff, campus centers, bookstores, athletic facilities, executive and administrative offices, staff offices, maintenance and service facilities, parking facilities, vehicular ways and pedestrian walkways of a campus, open spaces and all other elements and features associated with educational institutions.
9. Conversion of existing buildings under item 2 from any use to an educational use referred to in item 5.A.2 shall be a matter of right without special permit.
10. Items 4.d. and e. shall not be applicable to activities included in or accessory to an educational use within the University District.
11. For accessory uses not listed in item 16, those accessory uses which are a normal and integral part of a permitted principal use and meet the definition for an accessory use in Article 2, shall be permitted with said principal use.
12. These use columns only apply if the use is proposed as part of a Planned Unit Development.

ARTICLE 7: PERMITTED USES

NOTE: §7.12.12 was amended by Ordinance 2000 - 8 on May 25, 2000.

13. This use must be located above the first floor in NB and CBD zones and in BA zones if greater than 9,999 S.F. The only exceptions are generators, which may be located on the ground.

NOTE: §7.12.13 was established and added by Ordinance 2001 - 1 on January 25, 2001.

14. No Body Art Establishment shall be located within 500 feet of another Body Art Establishment.
15. No Body Art Establishment shall be located within 500 feet of the Adult Entertainment Establishments as defined within the provisions of M.G.L. c. 40A.

NOTE: §7.12.14 and §7.12.15 were established and added by Ordinance 2001-13 on July 12, 2001.

16. Outdoor seating is only allowed through a permit from the Board of Alderman pursuant to Somerville Code of Ordinances §12.14, unless in the ASMD, the SPGA has issued a Special Permit with Site Plan Review that included outdoor seating.

NOTE: §7.12.16 was established by Ordinance 2001-07 on June 14, 2001 and amended by Ordinance 2004-04 on April 22, 2004.

17. Retail floor area greater than 9,999 gross square feet is prohibited in a Neighborhood Business (NB) zoning district. However, up to an additional 5,000 gross s.f. of dedicated, unfinished accessory storage space beyond the maximum allowable 9,999 gross s.f. of retail floor area shall be permitted by Special Permit with Site Plan Review in the Neighborhood Business (NB) District, provided that such additional dedicated, unfinished accessory storage space be located below grade or above street level, so as not to increase the building's footprint beyond 9,999 gross s.f. The maximum building area devoted to retail and accessory storage floor area in an NB zoning district shall not exceed 14,999 gross s.f.

NOTE: §7.12.18 was established and added by Ordinance 2002 – 06 on August 8, 2002.