

ORDINANCE NO. 23-11-02-01

AN ORDINANCE OF THE CITY COUNCIL OF LAGO VISTA, TEXAS AMENDING TABLE B OF CHAPTER 14 OF THE LAGO VISTA CODE OF ORDINANCES REGARDING THE ZONING APPROVAL REQUIRED FOR VARIOUS USES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Lago Vista, Texas is a Home Rule City; and

WHEREAS, the City Council of the City of Lago Vista has previously established provisions within Table B of Chapter 14 of the Lago Vista Code of Ordinances regarding the zoning approval required for various uses; and

WHEREAS, a potential new business owner recently sought to establish a “tattoo parlor or studio” in the C-1A zoning district, a use that is not currently listed in Table B of Chapter 14, the Lago Vista Zoning Ordinance, nor is it reasonably similar, comparable, or compatible with other permitted uses included in Table B of Chapter 14 within the C-1 “Professional Office, Neighborhood Retail District;” and

WHEREAS, in accordance with the provisions of Table B of Chapter 14, an amendment to add the unlisted use as provided for in Section 13.20 of Lago Vista Zoning Ordinance is therefore required in order to accommodate that use within the municipal limits; and

WHEREAS, the Planning and Zoning Commission of the City of Lago Vista has undertaken a review of Table B of Chapter 14 in light of this potential new business following a public hearing conducted at their regular meeting on October 12, 2023; and

WHEREAS, the Planning and Zoning Commission of the City of Lago Vista has forwarded a recommendation to the City Council to amend Table B of Chapter 14 of the Lago Vista Code of Ordinances as described below; and

WHEREAS, the City Council at its public hearing to consider this ordinance amendment held on November 2, 2023, reviewed the recommendation, and found the changes to be warranted.

WHEREAS, the City Council desires to amend the Lago Vista Code of Ordinances as described below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:

SECTION 1. FINDINGS OF FACT. All of the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

SECTION 2. AMENDMENT. The City Council of the City of Lago Vista, Texas does hereby amend Table B of Chapter 14 of the Lago Vista Code of Ordinances as shown in **Exhibit “A.”**

SECTION 3. REPEALER. All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Lago Vista, Texas, are hereby repealed to the extent said ordinances, orders or resolutions or parts thereof are in conflict herewith.

SECTION 4. SEVERABILITY CLAUSE. If any section, subsection, article, paragraph, sentence, clause, phrase or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. CODIFICATION AND PUBLICATION. The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.013 of the *Texas Local Government Code*.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the *Texas Local Government Code*.

SECTION 7. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the *Texas Government Code*.

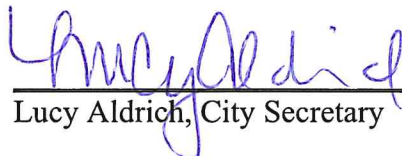
AND, IT IS SO ORDERED.

PASSED AND APPROVED this 2nd day of November 2023.


Ed Tidwell, Mayor



ATTEST:


Lucy Aldrich, City Secretary

On a motion by Councilman Prince, seconded by Councilman Sullivan, the above and foregoing ordinance was passed and approved.

EXHIBIT "A"

CHAPTER 14

ZONING

TABLE B

TABLE OF ALLOWED USES FOR ZONING

New and unlisted uses. The city manager or their designee may permit a use in a district that is not listed on Table B if the use is reasonably similar, comparable, and compatible with other uses permitted in the district or may seek an amendment to Table B to add the unlisted use in the same manner as amendment to this chapter.

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Accessory Building or Use	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Aircraft hangar, servicing, repair										V					
Amphitheater						V	V	V						V	V
Amusement arcade							V	V							V
Amusement Park							V	V							V
Antique shop						V	V	V							V
Apartments			V											V	
Apartment Hotel with Commercial						V	V	V						V	
Arboretums															
Arcades						SUP	SUP	SUP						SUP	SUP
Asphalt and concrete production															V
Assisted Living			V												
Auditorium							V	V							V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

1 For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

2 All uses must be in accordance with the City Council approved CR Master Plan.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Auto sales and service							V	V							V
Auto wash, tune-up, repair						V	V	V							V
Bakery						V	V	V							V
Bank, Savings and Loan						V	V	V							V
Barber, Beauty Shop						V	V	V							V
Bars, Nightclubs and Taverns							V	V						V	V
Bed and Breakfast Establishment	SUP	SUP	V			V	V							V	
Beverage Bottling or distribution							V	V							V
Bike/motorbike sales & service							V	V							V
Billiard/Pool Rooms							V	V						V	V
Boat storage (outside)							V		V					V	V
Boat Sales or Service							V		V						V
Boat slips/day slips									V					V	
Boat Ramp, Commercial						V	V		V				SUP	V	
Book/stationary shop						V	V	V							V
Bowling alley establishment							V	V							V
Building material sales							V	V							V
Bus depot							V	V							V
Cabinet shop/commercial							V			V					V
Cafeterias						V	V	V							V
Camera store						V	V	V							V
Canvas goods fabrication							V			V					V
Carpentry shop						V	V			V					V
V	is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.														
¹	For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.														
²	All uses must be in accordance with the City Council approved CR Master Plan.														
SUP	Permitted by special use permit only.														

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Carpet, rug cleaners						V	V								V
Carting, hauling, storage warehouse							V	V							V
Catering establishments						V	V								V
Cemetery							V					V			
Chapel						V	V					V		V	
Child care institution						V	V							V	
Churches, Temples	V	V	V	V		V	V	V				V		V	
Clinics (medical)						V	V	V				V			V
Clothing store-men's and/or women's						V	V	V							V
Club, not nightclub						V	V	V					V	V	V
Coal, sand, soil, and gravel yards						SUP									V
College or university							V	V				V			
Community Home	V	V	V	V	V										
Community Center						V	V	V				V	V	V	
Condominiums														V	
Contractor, Builder or Subcontractor						SUP	V			V					V
Convalescent home/Nursing home			V			V									
Cottage			V											V	
Country club ⁹						V	V				V			V	
Craft, hobby shop						V	V	V							V
Dance halls							V								V
Dept. store, sporting goods, novelty, toys						V	V	V							V
Dog and cat grooming						V	V								V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁸ Also see permitted uses in other zoning districts where single-family or two-family residences are allowed.

⁹ Clubhouse and country club facilities including associated alcoholic beverage service, parking lots, restaurants, swimming pools, tennis courts, and pickleball courts.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Drug store, tobacco, candy shops						V	V	V							V
Dry cleaning						V	V	V						V	V
Dwelling-manufactured home / industrialized housing ⁸				V											
Dwelling-multifamily			V												
Dwelling-single family	V	V	V	V											
Dwelling-single family with hangar					V										
Dwelling-two-family		V	V												
Electric appliance shop/repair						V	V	V		V					V
Employment agency						V	V	V							V
Exhibition and rodeo grounds															V
Expressing, baggage, delivery service							V			V					V
Fabric shop						V	V	V							V
Family home facility	V	V	V	V	V										
Farmers markets						V	V	V							V
Fire Station	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Florist						V	V								V
Food store-convenience						V	V	V							V
Food store-supermarket						V	V	V							V
Fractional housing (time shares)														V	
Fuel storage						V	V		V	V					V
Furniture, appliance store						V	V	V							V
Golf course (including disc golf)	V	V	V			V	V		V		V	V	V	V	

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Golf course-driving range											V		V	V	
Golf course-miniature						V	V				V		V	V	
Greenhouse-wholesale							V	V						V	V
Greenhouse-retail						V	V	V							V
Hardware, paints, wallpaper						V	V	V							V
Health club/spa						V	V	V						V	V
Heliports							SUP			V		SUP			SUP
Helistops						SUP	SUP	SUP		V		SUP			SUP
Hobby shop						V	V	V							V
Home based business or occupation	V ³	V ³	V ³	V ³	V ³										
Hospital							V	V							V
Hospice			V			V									
Hotel							V	V						V	V
Ice cream store						V	V	V							V
Interior Decorator						V	V	V							V
Jewelry, optical goods						V	V	V							V
Junk and salvage yards, all open-air storage of junk, waste and salvage material															SUP
Kennels						SUP	SUP	SUP							SUP
Laboratory							V								V
Laundromat						V	V	V						V	V
Laundry-commercial							V								V
Library	V	V	V	V		V	V	V				V			V

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¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

³ Permitted only in accordance with Section 16, Home Occupations.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Livestock or Poultry shelter or care, Stable	SUP	SUP	SUP		SUP	SUP	SUP					SUP	SUP		SUP
Machine shop, metal products, welding							V								V
Manufactured housing sales							V								V
Manufacturing and Assembly							V								V
Marina									V	V			V	V	
Massage establishments ⁶						V	V								
Meat markets						V	V	V							V
Mini warehouse (inside storage only)															V
Mini warehouse (with outside storage)															V
Mixed-use						SUP	SUP	SUP							
Mortuary							V								V
Motel							V	V						V	V
Museums						V	V	V		V		V			V
Office, medical and general						V	V	V				V		V	V
Open storage							V								V
Park-Active											V	V	V		
Park-passive	V	V	V	V		V	V				V	V	V		
Park-and-ride facilities															V
Parking lot, commercial						V	V		V	V		V	V		V
Pet boarding with outside run						SUP	SUP					V			V
Pet store-no outside run						V	V								V
Photo studio						V	V	V							V
Playground	V	V	V	V								V	V	V	

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¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

⁶ Some require SUPs. See Section 18.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Plumbing, HVAC, roofing supply							V			V					V
Police station	V	V	V	V		V	V	V		V		V	V		V
Printing shop							V	V							V
Public and municipal treatment plants, pump stations, lift stations, public works and related facilities, and municipal buildings and facilities	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Quarry, Mining, Rock Crushing															V
Radio, TV, VCR sales / service						V	V	V							V
Radio, TV studio						V	V	V							V
Realty office						V	V	V						V	V
Realty office-temporary ⁷	V	V	V			V	V	V						V	V
Recreation facility, commercial						V	V	V	V		SUP	V		V	V
Recreational Vehicle Park			SUP	SUP					V				V	V	V
Restaurant						V	V	V		V				V	V
Retail store-general						V	V	V							V
School-public/private	V	V	V	V		V	V	V				V			
School-business/commercial						V	V	V		V		V			
Service station						V	V	V							V
Sexually-oriented business ⁵							SUP								
Short Term Occupancy	V ⁴	V ⁴	V											V	
Sign Shop						V	V	V							V
Specialty and novelty establishments						V	V	V							V

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⁴ Permitted only in accordance with Section 23, Short-Term Occupancy.

⁵ Permitted only in accordance with Section 8.20, Sexually Oriented Businesses.

⁷ For additional standards, see C-4 district.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Storage & sale of autos, trailers, farm implements & equip., & similar equipment on open lot							V								V
Studio-artist						V	V	V		V					
Studio-dance						V	V	V							
Studio-health						V	V	V							
Studio-music						V	V	V							
Substation-public utility	V	V	V	V		V	V			V		V	V		V
Swimming pool-private	V	V	V	V		V	V						V		V
Swimming pool-public							V					V	V		
Tattoo Parlor or Studio						SUP	V	V							V
Tailor & dressmaking shop						V	V	V							V
Telephone exchange	V	V	V	V		V	V			V	V	V	V		
Theater-indoor							V	V							V
Tinsmith & sheet metal							V			V					V
Townhouse			V											V	
Trailer, truck, bus sales							V								V
Upholstery shop						V	V	V		V					V
Veterinary hospital, no outside run						V	V								V
Vocational and Private School						V	V	V						V	V
Warehouse							V			V					V
Watercraft rental									V					V	
Water tank-surface, subsurface, public	V	V	V	V		V	V		V	V	V	V	V		V
Wildlife sanctuaries													V		V

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⁶ Some require SUPs. See Section 18.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Wireless Comm. Systems, Radio, television and microwave antennae and towers ⁶						V	V	V		V	V	V			V
Wholesale distribution							V	V		V					V

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CHAPTER 14

ZONING

TABLE B

TABLE OF ALLOWED USES FOR ZONING

New and unlisted uses. The city manager or their designee may permit a use in a district that is not listed on Table B if the use is reasonably similar, comparable, and compatible with other uses permitted in the district or may seek an amendment to Table B to add the unlisted use in the same manner as amendment to this chapter.

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Accessory Building or Use	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Aircraft hangar, servicing, repair										V					
Amphitheater						V	V	V						V	V
Amusement arcade							V	V							V
Amusement Park							V	V							V
Antique shop						V	V	V							V
Apartments			V											V	
Apartment Hotel with Commercial						V	V	V						V	
Arboretums															
Arcades						SUP	SUP	SUP						SUP	SUP
Asphalt and concrete production															V
Assisted Living			V												
Auditorium							V	V							V

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1 For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

2 All uses must be in accordance with the City Council approved CR Master Plan.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Auto sales and service							V	V							V
Auto wash, tune-up, repair						V	V	V							V
Bakery						V	V	V							V
Bank, Savings and Loan						V	V	V							V
Barber, Beauty Shop						V	V	V							V
Bars, Nightclubs and Taverns							V	V						V	V
Bed and Breakfast Establishment	SUP	SUP	V			V	V							V	
Beverage Bottling or distribution							V	V							V
Bike/motorbike sales & service							V	V							V
Billiard/Pool Rooms							V	V						V	V
Boat storage (outside)							V		V					V	V
Boat Sales or Service							V		V						V
Boat slips/day slips									V					V	
Boat Ramp, Commercial						V	V		V				SUP	V	
Book/stationary shop						V	V	V							V
Bowling alley establishment							V	V							V
Building material sales							V	V							V
Bus depot							V	V							V
Cabinet shop/commercial							V			V					V
Cafeterias						V	V	V							V
Camera store						V	V	V							V
Canvas goods fabrication							V			V					V
Carpentry shop						V	V			V					V

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Carpet, rug cleaners						V	V								V
Carting, hauling, storage warehouse							V	V							V
Catering establishments						V	V								V
Cemetery							V					V			
Chapel						V	V					V		V	
Child care institution						V	V							V	
Churches, Temples	V	V	V	V		V	V	V				V		V	
Clinics (medical)						V	V	V				V			V
Clothing store-men's and/or women's						V	V	V							V
Club, not nightclub						V	V	V					V	V	V
Coal, sand, soil, and gravel yards						SUP									V
College or university							V	V				V			
Community Home	V	V	V	V	V										
Community Center						V	V	V				V	V	V	
Condominiums														V	
Contractor, Builder or Subcontractor						SUP	V			V					V
Convalescent home/Nursing home			V			V									
Cottage			V											V	
Country club ⁹						V	V				V			V	
Craft, hobby shop						V	V	V							V
Dance halls							V								V
Dept. store, sporting goods, novelty, toys						V	V	V							V
Dog and cat grooming						V	V								V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁸ Also see permitted uses in other zoning districts where single-family or two-family residences are allowed.

⁹ Clubhouse and country club facilities including associated alcoholic beverage service, parking lots, restaurants, swimming pools, tennis courts, and pickleball courts.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Drug store, tobacco, candy shops						V	V	V							V
Dry cleaning						V	V	V						V	V
Dwelling-manufactured home / industrialized housing ⁸				V											
Dwelling-multifamily			V												
Dwelling-single family	V	V	V	V											
Dwelling-single family with hangar					V										
Dwelling-two-family		V	V												
Electric appliance shop/repair						V	V	V		V					V
Employment agency						V	V	V							V
Exhibition and rodeo grounds															V
Expressing, baggage, delivery service							V			V					V
Fabric shop						V	V	V							V
Family home facility	V	V	V	V	V										
Farmers markets						V	V	V							V
Fire Station	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Florist						V	V								V
Food store-convenience						V	V	V							V
Food store-supermarket						V	V	V							V
Fractional housing (time shares)														V	
Fuel storage						V	V		V	V					V
Furniture, appliance store						V	V	V							V
Golf course (including disc golf)	V	V	V			V	V		V		V	V	V	V	

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¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

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STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Golf course-driving range											V		V	V	
Golf course-miniature						V	V				V		V	V	
Greenhouse-wholesale							V	V						V	V
Greenhouse-retail						V	V	V							V
Hardware, paints, wallpaper						V	V	V							V
Health club/spa						V	V	V						V	V
Heliports							SUP			V		SUP			SUP
Helistops						SUP	SUP	SUP		V		SUP			SUP
Hobby shop						V	V	V							V
Home based business or occupation	V ³	V ³	V ³	V ³	V ³										
Hospital							V	V							V
Hospice			V			V									
Hotel							V	V						V	V
Ice cream store						V	V	V							V
Interior Decorator						V	V	V							V
Jewelry, optical goods						V	V	V							V
Junk and salvage yards, all open-air storage of junk, waste and salvage material															SUP
Kennels						SUP	SUP	SUP							SUP
Laboratory							V								V
Laundromat						V	V	V						V	V
Laundry-commercial							V								V
Library	V	V	V	V		V	V	V				V			V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

³ Permitted only in accordance with Section 16, Home Occupations.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Livestock or Poultry shelter or care, Stable	SUP	SUP	SUP		SUP	SUP	SUP					SUP	SUP		SUP
Machine shop, metal products, welding							V								V
Manufactured housing sales							V								V
Manufacturing and Assembly							V								V
Marina									V	V			V	V	
Massage establishments ⁶						V	V								
Meat markets						V	V	V							V
Mini warehouse (inside storage only)															V
Mini warehouse (with outside storage)															V
Mixed-use						SUP	SUP	SUP							
Mortuary							V								V
Motel							V	V						V	V
Museums						V	V	V		V		V			V
Office, medical and general						V	V	V				V		V	V
Open storage							V								V
Park-Active											V	V	V		
Park-passive	V	V	V	V		V	V				V	V	V		
Park-and-ride facilities															V
Parking lot, commercial						V	V		V	V		V	V		V
Pet boarding with outside run						SUP	SUP					V			V
Pet store-no outside run						V	V								V
Photo studio						V	V	V							V
Playground	V	V	V	V								V	V	V	

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

¹ For permitted uses in P-1A, P-1B, P-1C and P-2, see Section 4.70.

² All uses must be in accordance with the City Council approved CR Master Plan.

⁶ Some require SUPs. See Section 18.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Plumbing, HVAC, roofing supply							V			V					V
Police station	V	V	V	V		V	V	V		V		V	V		V
Printing shop							V	V							V
Public and municipal treatment plants, pump stations, lift stations, public works and related facilities, and municipal buildings and facilities	V	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Quarry, Mining, Rock Crushing															V
Radio, TV, VCR sales / service						V	V	V							V
Radio, TV studio						V	V	V							V
Realty office						V	V	V						V	V
Realty office-temporary ⁷	V	V	V			V	V	V						V	V
Recreation facility, commercial						V	V	V	V		SUP	V		V	V
Recreational Vehicle Park			SUP	SUP					V				V	V	V
Restaurant						V	V	V		V				V	V
Retail store-general						V	V	V							V
School-public/private	V	V	V	V		V	V	V				V			
School-business/commercial						V	V	V		V		V			
Service station						V	V	V							V
Sexually-oriented business ⁵							SUP								
Short Term Occupancy	V ⁴	V ⁴	V											V	
Sign Shop						V	V	V							V
Specialty and novelty establishments						V	V	V							V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁴ Permitted only in accordance with Section 23, Short-Term Occupancy.

⁵ Permitted only in accordance with Section 8.20, Sexually Oriented Businesses.

⁷ For additional standards, see C-4 district.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Storage & sale of autos, trailers, farm implements & equip., & similar equipment on open lot							V								V
Studio-artist						V	V	V		V					
Studio-dance						V	V	V							
Studio-health						V	V	V							
Studio-music						V	V	V							
Substation-public utility	V	V	V	V		V	V			V		V	V		V
Swimming pool-private	V	V	V	V		V	V						V		V
Swimming pool-public							V					V	V		
Tattoo Parlor or Studio						SUP	V	V							V
Tailor & dressmaking shop						V	V	V							V
Telephone exchange	V	V	V	V		V	V			V	V	V	V		
Theater-indoor							V	V							V
Tinsmith & sheet metal							V			V					V
Townhouse			V											V	
Trailer, truck, bus sales							V								V
Upholstery shop						V	V	V		V					V
Veterinary hospital, no outside run						V	V								V
Vocational and Private School						V	V	V						V	V
Warehouse							V			V					V
Watercraft rental									V					V	
Water tank-surface, subsurface, public	V	V	V	V		V	V		V	V	V	V	V		V
Wildlife sanctuaries													V		V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁶ Some require SUPs. See Section 18.

SUP Permitted by special use permit only.

STRUCTURE/USE	R-1	R-2	R-4	R-MH	RR-A	C-1	C-2	C-3	C-M	C-A	G-1	U-1	P ¹	CR ²	LI
Wireless Comm. Systems, Radio, television and microwave antennae and towers ⁶						V	V	V		V	V	V			V
Wholesale distribution							V	V		V					V

V is allowed provided it is for the primary use of tenants, customers or persons associated with a primary use.

⁶ Some require SUPs. See Section 18.

SUP Permitted by special use permit only.