



AN ORDINANCE OF THE CITY OF STONECREST, GEORGIA,
AMENDING CHAPTER 27, ARTICLE IV ADDING SUPPLEMENTAL USE
REGULATIONS FOR SHORT TERM VACATION RENTALS

WHEREAS, the City of Stonecrest is authorized to exercise the power of zoning Ga. Const. Art. IX, Section II, ¶ IV, Ga. Const. Art. IX, Section II, ¶¶ I and III, Official Code of Georgia Annotated (O.C.G.A.) § 36-66-1 et seq., the City's Charter, the City's general police powers, and by other powers and authority provided by federal, state and local laws applicable hereto; and

WHEREAS, the City of Stonecrest continues to exercise its zoning powers to provide comprehensive city planning and ensure a safe, healthy, and aesthetically pleasing community; and

WHEREAS, as the City of Stonecrest experiences growth and gains knowledge through the exercise of these powers, it is necessary to and, amend, and/or remove certain requirements in the Zoning Ordinance; and

WHEREAS, the City of Stonecrest recognizes necessity of implementing regulations which protect the health, safety and welfare of its citizens as well as tourists in the city who choose alternative accommodations, such as Short Term Vacation Rentals.

WHEREAS, the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq., provides statutory requirements which must be met by a local government to enact zoning ordinances and make zoning decisions, including, requiring publication of notice and public hearing prior to the enactment of zoning ordinances;

WHEREAS, the City of Stonecrest has advertised and held public hearings on 9/11/18 and 9/17/18 on the adoption of the amendment to Chapter 27, Article IV.

WHEREAS, this Ordinance seeks to regulate Short Term Vacation Rentals through its substantial zoning powers to ensure a safe, healthy, and aesthetically pleasing community for the citizens and visitors of the City of Stonecrest, Georgia.

THEREFORE, the Mayor and City Council of the City of Stonecrest, Georgia, hereby ordain as follows:

Section 1: The Code of the City of Stonecrest, Georgia, is hereby amended by adding Chapter 27, Article IV, Section 4.2.58 – Short Term Vacation Rental, which reads as follows:

4.2.58 – Short Term Vacation Rental

The following applies to all Short Term Vacation Rentals ("STVR"):

- A. No individual renting the property shall stay for longer than 30 consecutive days.

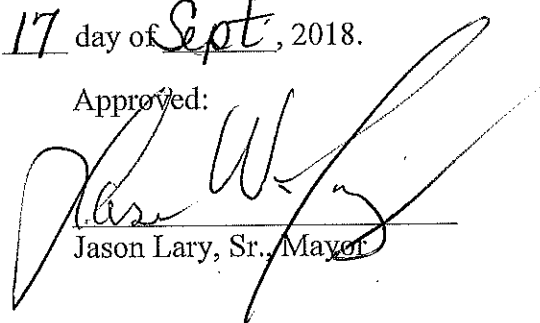
- B. The STVR shall not be operated in such a way as to change the residential character of the neighborhood in which it is located and shall comply with the noise ordinance.
- C. In every dwelling of two (2) or more rooms, every room occupied for sleeping purposes by one (1) occupant shall contain not less than 70 square feet of floor area, and every room occupied for sleeping purposes ~~by more than one (1) two (2)~~ occupant shall contain at least ~~fifty (50) one hundred twenty (120)~~ additional square feet of floor area. Maximum occupancy limits for any overnight guests must not exceed two guests for every bedroom located in the STVR.
- D. Every bedroom shall have a window facing directly and opening to the outdoors.
- E. Every bedroom shall have access to not less than one water closet and lavatory without passing through another bedroom. Every bedroom in an STVR shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.
- F. ~~Maximum occupancy for an STVR at any point in time shall not exceed the occupancy as determined by one person per every one hundred and fifty (150) square feet of floor area for the first occupant thereof and at least one hundred (100) additional square feet of floor area per additional occupant, or the occupancy limits set by the fire code adopted by the City, whichever is less.~~
- G. There shall also be provided at least one (1) off-street parking space for each bedroom used as a part of the STVR.**
- H. No signs or advertising are permitted to identify or advertise the existence of the STVR, beyond those otherwise allowed for the residential property.
- I. All STVR units shall be furnished with a telephone that is connected to a landline or similar type connection, including a voice over internet protocol, in order that 911 dispatch may be able to readily identify the address and/or location from where the call is made when dialed.
- J. A diagram depicting two evacuation routes shall be posted on or immediately adjacent to every required egress door.
- K. No individual renting a STVR shall use the STVR for a special event, party, or temporary outdoor event. No owner or operator of a STVR shall permit a STVR to be used for a special event, party, or temporary event.
- L. It shall be unlawful to establish, operate, or cause to be operated a STVR in the city within 500 feet of another STVR, bed and breakfast, boarding house, Home stay bed and breakfast residence, hotel/motel, hotel/motel extended stay, personal care home, or child caring institutions. Measurements for this subsection shall be made in a straight line without regard to intervening structures or objects, between the closest points on the property lines of the two uses.

Section 2:

1. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable and constitutional.
2. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.
4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby expressly repealed.
5. The within ordinance shall become effective upon its adoption.
6. The provisions of this Ordinance shall become and be made part of The Code of the City of Stonecrest, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.

SO ORDAINED AND EFFECTIVE this the 17 day of Sept, 2018.

Approved:



Jason Lary, Sr., Mayor

As to form:

TMOD 18-0003 & 0004

Attachment #2

09/11/2018

Planning Commission Use Table 4.1

Table 4.1 Use Table.

KEY: P - Permitted use Pa - Permitted as an accessory use																										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)										See Section 4.2
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5												
AGRICULTURAL																																				
Agriculture and Forestry																																				
Commercial greenhouse or plant nursery																P	P	P	P	P	P				✓											
Temporary or portable sawmill	P																		P	P					✓											
Urban, community garden, up to 5 ac.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	✓											
Urban, community garden, over 5 ac.	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA												
Animal Oriented Agriculture																																				
Dairy																			P	P					✓											
Keeping of livestock	P	P	P	P	P	P						P							P						✓											
Keeping of poultry/pigeons	P	P	P	P	P	P						P							P						✓											
Livestock sales pavilion																					P				✓											
Riding academies or stables	P	P	P	P	P	P																			✓											
RESIDENTIAL																																				
Dwellings																																				
Dwelling, cottage home							SP	SP	SP	SP	SP	SP	SP	SP					SP						✓											
Dwelling, mobile home											P								Pa	Pa					✓											
Dwelling, multi-family								P	P	P									SP		S	SP	SP	SP												
Dwelling, multi-family (supportive living)								SP	SP	SP	SP	SP	SP	SP							S	SP	SP	SP	✓											
Dwelling, townhouse							P	P	P	P	P	P	SP	P							P	P	P	P	✓											
Dwelling, urban single-family							P	P	P	P	P	P		P							P	P	P	P	✓											
High-rise apartment																																				
Dwelling, single-family (attached)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P												
Dwelling, single-family (detached)																					P	P	P	P												
Dwelling, three-family																					P	P	P	P												
Dwelling, two-family																																				
Dwelling, single-family, accessory (guesthouse, in-law suite)	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa												P	Pa	Pa	Pa	✓											

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Home occupation, no customer contact	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA									SA	SA	SA	SA	✓
Home occupation, with customer contact	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP									SA	SP	SP	SP	✓
Live/work unit								P	P	P			P	P		P	P		P	P	P	P	P	P	✓
Mobile home park										P															✓
Accessory uses or structures	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	✓
Housing and Lodging																									
Bed and breakfast	SP	SP	SP				SP	SP	SP	SP			P	P		P	P					P	P	P	✓
Bed and breakfast, home stay	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP													✓
Boarding/Rooming house								SP	SP	SP															✓
Convents or monasteries	SP	SP	SP	SP	SP	SP	SP	SP	SP				P	P								P	P	P	✓
Dormitory													Pa	Pa		Pa	Pa	Pa	Pa		Pa	Pa	Pa	Pa	✓
Extended stay hotel/motel													SP			SP	SP					SP	SP	SP	✓
Fraternity house or sorority house													Pa			SP	SP					Pa	Pa	Pa	✓
Hotel/Motel													P	P		P	P	P				P	P	P	✓
Short Term Vacation Rental	P	P	P	P	P	P	P	P	P				P	P		P	P	P	SP	SP	P	P	P	P	✓
Nursing care facility or hospice																									✓
Personal care home, community, 7 or more	SP	SP	SP	SP	SP	SP	SP			SP	SP	SP	P	P		P	P	P			SP	SP	SP	SP	✓
Personal care home, group, 4-6	SP	SP	SP	SP	SP	SP	SP			SP	SP	SP	P	P		P	P	P	SP	SP	SP	SP	SP	SP	✓
Child caring institution, group, 4-6	SP									SP			P	P		P	P				SP	SP		SP	✓
Child caring institution, community, 7 or more								SP	SP	SP			P	P		P	P				SP	SP		P	✓
Senior housing	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP				SP	SP	SP	SP	✓
Shelter for homeless persons, 7-20													SP	SP											✓
Shelter for homeless persons for no more than six (6) persons													SP	SP		SP	SP				SP	SP			✓
Transitional housing facility, 7-20										SP			SP	SP											✓

INSTITUTIONAL/PUBLIC

Table 4.1 Use Table.

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	Pa - Permitted as an accessory use																								
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Community Facilities																									
Cemetery, columbarium, mausoleum	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P				P				P	P	P	✓
Club, order or lodge, fraternal, non-commercial													P	P		P	P	P	P		P	P	P	P	✓
Coliseum or stadium/not associated with church or school													P	P		P	P	P	P				SP	P	✓
Funeral home, mortuary													P	P		P	P	P	P						✓
Golf course or clubhouse, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	✓
Government facilities	P	P	P	P	P	P	P	P	P	P			P	P		P	P		P			P	P	P	✓
Hospital or accessory ambulance service													P	P		P	P	P	P		P	P	P	P	✓
Library or museum													SP	SP	SP	SP	SP	SP	SP		SP	SP	SP	SP	✓
Cultural facilities													SP	SP	SP	SP	SP	SP	SP		SP	SP	SP	SP	✓
Recreation club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP						P				P	P	P	✓
Neighborhood or subdivision clubhouse or amenities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	✓
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP								P	P	P	P	P	P	P	✓
Recreation, outdoor																		P	P	P	P	P	P	P	✓
Swimming pools, commercial	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P		P	P	P	P			Pa	Pa	Pa	✓
Tennis courts, swimming pools, play or recreation areas, community	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	✓
Education																									
Colleges, universities, research and training facilities													P	P		P	P	P	P	P	P	P	P	P	✓
Private educational services, home occupation	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa						P			a	Pa			✓
Private kindergarten, elementary, middle or high schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	✓
Vocational schools																		P	P	P	P	P	P	P	✓
Specialized schools													SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	✓
COMMERCIAL																									
Automobile, boat and trailer sales and service																									

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Automobile or truck rental or leasing facilities																SP	P		P	P					✓		
Automobile brokerage												P	P			P	P		P			P	P	P	✓		
Auto recovery, storage																			P						✓		
Automobile repair or maintenance, minor																SP	SP		P						✓		
Automobile repair, major																	SP		P	P					✓		
Automobile sales or truck sales															SP	SP	P		P	P					✓		
Automobile service stations																SP	SP		P	P					✓		
Automobile upholstery shop																SP	P		P	P					✓		
Automobile washwax service																	P		P	P					✓		
Boat sales																	SP	P		P	P				✓		
Retail automobile parts or tire store																	SP	P		P	P				✓		
Service area, outdoor																		Pa	Pa	Pa					✓		
Trailer or RV salesroom and lot																SP	P		P	P					✓		
Office																											
Accounting office								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P	✓		
Building or construction office								Pa	Pa	Pa			P	P		P	P	P	P		P				✓		
Building, landscape, heavy construction contractor office (material, equipment, storage)																		P	P	P					✓		
Engineering or architecture office								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P			
Finance office or banking								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P			
General business office								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P			
Insurance office								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P			
Legal office								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P			
Medical office								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P			
Real estate office								Pa	Pa	Pa			P	P	P	P	P	P	P		P	P	P	P			
Recreation and Entertainment																											
Sexually Oriented Business																				P					✓		
Drive-in theater																			P	P					✓		
Fairground or amusement park																			P	P					✓		
Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)															P	P	P	P	P	P	P	P	P	P			

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Nightclub or late night establishment																SP	SP								SP	✓									
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activities)	SP																P	P	SP							✓									
Special events facility	SP												P	P		P	P	P	P		P	P	P	P	P										
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building													P	P		P	P						P	P	P										
Retail																																			
Alcohol outlet, retail sales, primary or accessory																SP	SP	SP	P		S	SP	SP	SP	SP	✓									
Apparel or accessories store																P	P	P			P	P	P	P	P										
Art gallery								Pa	Pa	Pa						P	P	P			P	P	P	P	P										
Book, greeting card, or stationery store																P	P	P	P		P	P	P	P	P										
Camera or photography																P	P	P			P	P	P	P	P										
Computer or computer software store																P	P	P	P		P	P	P	P	P										
Convenience store (see alcohol outlet or fuel pumps accessory)																P	P	P	P		P	P	P	P	P	✓									
Drive-through facilities (other than restaurants) in Activity Center character areas																					S	SP	SP	SP	SP	✓									
Drive-through facilities (other than restaurants) in all other character areas													P			P	P	P	P																
Farm or garden supply store	P															P	P	P	P		P	P													
Farmer's market, permanent													P	P		P	P	P	P		P	P	P	P	P	✓									
Farmer's market, temporary/seasonal	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	✓									
Florist													Pa			P	P	P	P		P	P	P	P	P										
Fortune Telling																	SP	P	P																
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)													Pa			P	P	P	P		P	P	P	P	P										
Fuel dealers, manufacturers or wholesalers																	P		P																

[2412467/1]

Zoning Ordinance of the City of Stonecrest

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Fuel pumps, accessory															SP	SP	SP		P	P					✓
Gift, novelty, or souvenir store												Pa			P	P	P	P			P	P	P	P	
Gold buying, precious metals															Pa	P	P	P			P	P	P	P	
Grocery stores (see alcohol outlet)								Pa	Pa	Pa					P	P	P	P			P	P	P	P	
Hardware store or other building materials store															P	P	P	P	P	P	P	P	P	P	
Hobby, toy or game store															P	P	P	P			P	P	P	P	
Jewelry store															P	P	P	P			P	P	P	P	
Music or music equipment store (retail)															P	P	P	P			P	P	P	P	
Liquor store (see alcohol outlet)															SP	SP	SP	P	P	P	S	SP	SP	SP	✓
News dealer or news store													P	P	P	P	P	P	P	P	P	P	P	P	
Office supplies and equipment store															P	P	P	P	P	P	P	P	P	P	
Pawn shop, title loan																	SP	P	P						✓
Pet supply store															P	P	P	P	P	P	P	P	P	P	
Pharmacy or drug store (see alcohol outlet)								Pa	Pa	Pa		Pa	Pa	Pa	P	P	P	P			P	P	P	P	
Radio, television or consumer electronics store																P	P	P	P		P	P	P	P	
Retail, 5,000 sf or less								Pa	Pa	Pa			Pa	Pa	P	P	P	P	P	P	P	P	P	P	
Retail, over 5,000 sf (see also shopping center)															P	P	P	P			P	P	P	P	
Retail warehouses/wholesales providing sales of merchandise with no outdoor storage																P	P	P	P		P	P	P	P	
Shopping center															P	P	P	P	P		P	P	P	P	
Specialty store															P	P	P	P			P	P	P	P	
Sporting goods or bicycle sale															P	P	P	P			P	P	P	P	
Tattoo Parlor and Piercing Studio																SP	P	P	P						
Thrft, secondhand, antique store															P	P	P	P	P						
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage													P	P		P	P	P	P	P					
Variety store													Pa		P	P	P	P	P	P	P	P	P	P	

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		See Section 4.2																								
Temporary Commercial Uses																										
Temporary outdoor sales, seasonal	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
Temporary produce stand	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
Temporary outdoor retail sales	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
Temporary outdoor events	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
Temporary trailer, as home sales office or construction trailer	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
Restaurant/Food establishments																										
Brewpub/Beer Growler																										
Catering establishments																										
Restaurants (acc. to hotel/motel)																										
Restaurants (non-drive-thru)																										
Restaurants with a drive-thru configuration in Activity Center character area																										
Restaurants with a drive-thru configuration (all other character areas)																										
Transportation and Storage																										
Bus or rail stations or terminals for passengers																										
Heliport																										
Parking, commercial lot																										
Parking, commercial garage																										
Taxi, ambulance or limousine service, dispatching or storage.																										
Taxi, ambulance, limousine dispatch office only (no vehicle parking)																										
Taxi stand																										
Services																										

Table 4.1 Use Table.

KEY: P - Permitted use Pa - Permitted as an accessory use																										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)									
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2										
Adult day care center - 7 or more									P		SP		SP									P	P	P	✓										
Adult day care facility - up to 6								SP		SP			P		P								P	P	✓										
Animal hospitals, veterinary clinic															P	P	P	P	P	P	P	P	P		✓										
Animal shelter/rescue center	SP															P	P	P	P	P					✓										
Banks, credit unions or other similar financial institutions								Pa	Pa	Pa			P	P	P	P	P	P	P	P	P	P	P	P											
Barber shop/ beauty salon or similar establishments								Pa	Pa	Pa			Pa	P	P	P	P	P	P	P		P	P	P											
Check cashing establishment, primary																	SP		P						✓										
Check cashing establishment, accessory																P	P		P	P	P	P	P	P	✓										
Child day care center (Kindergarten) - 7 or more								P	P	P	P		P	P	P	P	P	P	P		P	P	P	P	✓										
Child day care facility - up to 6	SP								SP	P		SP	P									P	P	P	✓										
Coin laundry								Pa	Pa	Pa					P	P	P	P	P	P	P	SP	SP	SP	✓										
Dog day care								SP	SP	SP						P	P	P	P	P	P	P	P	P	✓										
Dog grooming								Pa	Pa	Pa						P	P		P	P	P	P	P	P	✓										
Dry cleaning agencies, pressing establishments, or laundry pick-up stations								Pa	Pa	Pa			P	P	P	P	P	P	P	P	P	P	P	P											
Fitness center	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa		P	P	P	P	P		P	P	P	P	P	P	✓										
Kennel, breeding or boarding	SP														Pa	Pa	P		P	P															
Kennel, commercial	SP															P	P		P	P															
Kennel, noncommercial	SP	SP	SP	SP	SP	SP										P	P		SP	SP															
Landscape business																P	P		P	P															
Massage Establishment								Pa	Pa	P				a		P	P		P		P	P	P	P											
Mini-warehouse																SP	SP	P	P	P					✓										
Multi-warehouse																SP	SP	P	P	P					✓										
Outdoor storage, commercial																	P		P	P					✓										
Personal services establishment								Pa	Pa	P		Pa	Pa	a	P	P	P	P	P		P	P	P	P											
Photoengraving, typesetting, electrotyping																			P	P	P	P													

See Section 4.2

Table 4.1 Use Table.

Use	KEY: P - Permitted use Pa - Permitted as an accessory use												SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)												See Section 4.2		
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5			
Photographic studios													P	P	P	P	P		P		P	P	P	P	P		
Plumbing, HV/AC equipment establishments with no outdoor storage																P	P		P	P							
Publishing or printing establishments													P	P			P		P	P							
Quick copy printing store													P	P	P	P	P		P	P	P	P	P	P	P		
Services, Medical and Health																											
Ambulance service or emergency medical services, private													P	P	P	P	P		P		P					P	
Health services clinic													P	P	P	P	P		P		P					P	
Home healthcare service													P	P		P	P		P		P					P	
Kidney dialysis center													P	P		P	P		P		P					P	
Medical or dental laboratories													P	P		P	P		P		P			SA	SA		
Services, Repair																											
Furniture upholstery or repair; home appliance repair or service																P	P		P	P							
Personal service, repair (watch, shoes, jewelry)													Pa	Pa	Pa				P		P		P	P	P	P	
Service area, outdoor																		Pa		Pa	P					✓	
INDUSTRIAL																											
Alcohol or alcoholic beverage manufacturing																				P	P						
Alternative energy production																			SP	P	P						
Automobile/truck manufacturing																					P						
Brick, clay, tile, or concrete products terra cotta manufacturing																						P					
Building materials or lumber supply establishment																		P		P							
Cement, lime, gypsum, or plaster of Parts manufacturing																					P						
Compressed gas fuel station																		SP		P	P						
Chemical manufacture, organic or inorganic																						P					
Contractor, general (See also Building or Construction Office)																	P			P	P	P	P	P		✓	

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	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	
Contractor, heavy construction, outside storage																	P	P	P	P					✓
Contractor, special trade																	P		P	P					✓
Crematoriums																			P	P					
Distillation of bones or glue manufacture																			P	P					
Dry cleaning plant																			P	P					
Dye works																				P	P				
Explosive manufacture or storage																					P				
Fabricated metal manufacture																					P				
Fat rendering or fertilizer manufacture																					P				
Fuel dealers, manufactures or wholesalers																			P	P					✓
General aviation airport																				P	P				
Heavy equipment repair service or trade																	P		P	P					
Ice manufacturing plant																			P	P					
Incidental retail sales of goods produced or processed on the premises																			Pa	Pa					
Incineration of garbage or refuse when conducted within an enclosed plant																				P					
Industrial, heavy																				P	P				
Industrial, light																									
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal																				P					
Leather manufacturing or processing																				P					
Light malt beverage manufacturer (See also Brewpub)																Pa	Pa	Pa		P	P	Pa	Pa	Pa	
Light manufacturing																			P	P					✓
Manufacturing, heavy																					P				
Manufacturing operations not housed within a building																									✓

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Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits																			P	P						✓
Outdoor storage, industrial																			P	P						✓
Paper or pulp manufacture																				P	P					✓
Petroleum or inflammable liquids production, refining																				P	P					✓
Radioactive materials: utilization, manufacture, processing or emission																				P						✓
Railroad car classification yards or team truck yards																			P	P						✓
Recovered materials facility wholly within a building																			P	P						✓
Recovered materials processing wholly within a building																			P	P						✓
Recycling collection													Pa			Pa	Pa	Pa		P	P					✓
Recycling plant																				P	P					✓
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet metal products, equipment, machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer																			P	P						✓
Research, experimental or testing laboratories																			P	P						✓
Rubber or plastics manufacture																			P	P						✓
Salvage yard (junkyard)																			P	P						✓
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials																				P						✓
Smelting: copper, iron, zinc, or ore																			P	P						✓
Storage yard, except vehicle																										✓

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Storage yard for damaged or confiscated vehicles																			P	P					✓
Sugar refineries																				P	P				
Tire retreading or recapping																				P	P				
Towing or wreckage service																				P	P				
Transportation equipment manufacture																					P				
Transportation equipment storage or maintenance (vehicle)																			P	P					✓
Truck stop or terminal																			P	P					
Vehicle storage yard																		P	P	P					
Warehousing or Storage																									
COMMUNICATION – UTILITY																									
Amateur radio service or antenna	SP	SP	SP	SP	SP	SP	SP				SP														✓
Electric transformer station, gas regulator station or telephone exchange																					P				
Radio or television broadcasting studio													P							P	P	P	P	P	
Radio or television broadcasting transmission facility													Pa												
Satellite television antennae	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	✓
WIRELESS TELECOMMUNICATION (cell tower)																									
Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential)	SA	SA	SA	SA	SA	SA	SA																		✓
Stealth design up to 150'								SP	SP	SP				S	SP						S	SP	SP	SP	✓
New support structure or stealth design up to 199'													SA				SA	SA	SA	SA	SA				✓
COW's (non-emergency or event, no more than 120 days)	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	S	SA	SA	SA	SA	SA	SA	S	SA	SA	SA	✓
COW's (declared emergency)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	✓
Attached wireless telecommunication facility								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	✓

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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Monopole or attached facility in utility company's easements or rights-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	✓	
	See Section 4.2																								