

Table 2: Permitted Uses by Zoning Subdistrict in the Downtown/Waterfront Development District

TABLE 2: PERMITTED USES BY ZONING DISTRICT		P: Permitted C: Permitted, subject to conditions SE: Special Exception SC: Special Exception, subject to conditions					
Land Use	Zoning Districts						Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic	
Residential							
Bee Keeping				PC			§ 4.4.4 (M)
Day Care, Home (no more than 8 clients)		C	C	C			§ 4.4.4 (B)
Group Home (no more than 8 clients)							
Home Occupations	C	C	C	C	C		§4.2.3. A (10)
Homeless Shelter							
Multi-Family Residences							
Attached (townhouses located on a single lot)	P ²	P	P				
Commercial Apartments	P ²	P	P				
Single-Family Residences							
Accessory Dwelling Unit (ADU) to a primary residence		SC	SC	SC	SC		§ 4.4.4 (A)
Attached (townhouses located on individual lots)	P ²	P	P				
Detached		P	P	P	P		
Duplex							
Live/Work	P	P	P	P	P		
Temporal Housing							
Bed and Breakfast	SC	SC	SC	SC	SC		§ 4.2.3.A.(7)
Boarding Houses							
Country Inn	SC	SC	SC	SC	SC		§ 4.2.3.A. (8)

Note: P² indicates that while the use is permitted, it is not permitted on the ground floor of a building.

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Commercial and Industrial								
Adult Bookstore/Entertainment								
Animal hospital, veterinarian clinic	SC	SC	SC				§ 4.2.3.B.(2)	
Artisan Shop	P	P	P	SC	P		§ 4.4.4 (C)	
Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash (Not permitted on Maryland Ave, Market, Muse, Cedar, Race, High or Washington Streets) (Non-waterfront lots only)		SE					4.2.3 B (5)	
Building material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service								
Café, coffee shop	P	P	P					
Commercial retail sales, service and repair	P	P	P					
Contractor shops, plumbing, construction, etc. and service and repair		SC					§ 4.4.4 (G)	
Convenience Store	P	P	P					
Distillery/Microbrewery	C						§ 4.4.4 (K)	
Filling stations, service stations								
Funeral Parlor	P	P	P		P			
Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations	P	P	P					
Kennel or cattery	SC	SC	SC				§ 4.2.3.B.(3)	
Large-scale Manufacturing								

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Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Waterfront lots only)		P						
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Non-waterfront lots only)		SE						
Mixed-Use: Dwelling Above, Nonresidential	P	P	P		P			
Mixed-Use: Residential/Commercial, side by side					P		§ 4.4.5 E	
Mobile Food Establishments	PC	PC	PC			PC	§ 4.4.4 (N)	
Motor vehicle sales or rental								
Nursery for plants, greenhouses		SC					§ 4.4.4 (F)	
Office Buildings, generally	P	P	P					
Offices and shops for professional and business services such as real estate offices, tax and accounting offices, travel agency, copy centers, similar	P	P	P	SC	P		§ 4.4.4 (D)	
Personal services such as salons and barbershops	P	P	P					
Professional Offices - Previously and Legally Used				SC			§ 4.4.4 (P)	
Professional offices (such as physician, law, urban planning, architecture)	P	P	P	SC	P		§ 4.4.4 (D)	
Pubs, bars, dance halls, nightclubs	P		P					
Research and Development (office)	P	P	P					
Research, experimental, testing laboratories, (excluding explosives and toxic materials)								
Resorts		P						
Restaurants, fast food, drive-in, drive-thru								

Restaurants, standard	P	P	P		SE	
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Salvage, recycling processing							
Seasonal/temporary sales	SC	SC	SC	SC	SC	SC	§4.2.3 B (8)
Small-scale manufacturing and assembly such as cabinet making, furniture upholstery, printing, publishing							
Storage Buildings	C	C	C	C	C	C	§ 4.4.4 (E)
Studios for art, music, dance, similar	P	P	P	SC	P		§ 4.4.4 (Q)
Tattooing, body art, body piercing	P						
Trucking and freight stations, storage yards							
Warehousing, (Large/Medium) storage, distribution facilities							
Institutional							
Airport							
Buildings for religious assembly (including associated residential structures for religious personnel and associated buildings but not including elementary or secondary school buildings)	P	P	P	P	P		
Institutional Residence or Care or Confinement Facilities							
Day care center, day nursery (9 to 16 clients)	P	P	P	P	P		
Day care center, day nursery (between 16 and 30 clients)	P	P	P	P			
Day care center, nursery school (up to 30 clients)	P	P	P	P			

Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area		P					
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Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	P	P	P	P				
Schools								
Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	P	P		P		P		
Elementary and secondary (including preschool, kindergarten, associated grounds and athletic and other facilities)	P	P	P	P		P		
Trade and Vocational Schools	P	P						
Educational centers such as for environmental research and education, nature centers, similar	P	P	P	P	P	P		
Libraries	P	P	P	P	P	P		
Museums, art galleries, art and cultural centers, public governmental offices, and similar uses	P	P	P	P	P	P		
Social and fraternal clubs and lodges, philanthropic institutions	P	P	P					
Recreation, Amusements, Entertainment								
Activity conducted primarily outside enclosed buildings or structures								

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Privately owned and operated outdoor recreational facilities such as yacht clubs, golf courses, and country clubs, swimming or tennis clubs, (excluding rifle and pistol ranges), etc. not constructed pursuant to a permit authorizing the construction of some residential development		P						
Activity conducted entirely within a building or substantial structure								
Bowling alleys, skating rinks, indoor tennis and squash courts, yoga, indoor athletic and exercise facilities and similar uses	P	P	P					
Theaters, cinemas	P	P	P					
Golf Driving Range								
Emergency Services								
Police Stations		P	P			P		
Fire Stations		P				P		
Rescue squad, ambulance service		P				P		
Civil defense operation		P				P		
Miscellaneous Uses								

Agricultural and Forestry Uses							
Christmas tree sales	P	P	P		P	P	
Festivals, events of public interest, special events, occasional, outdoor	C	C	C	C	C	C	§ 4.4.4 (I)
Temporary Structures incidental to construction	C	C	C	C	C	C	§ 4.4.4 (H)
Utilities							
Neighborhoods Service	P	P	P	P		P	

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	Public utility building and structures		SE				SE	
Public utility building and structures with towers or antennas								
Small Wireless Facilities	SC	SC	SC	SC	SC	SC	§4.4.4 O.	
Solar Energy Systems								
Small	C	C	C	C	C	C	§4.2.3D 10	
Medium/Large								
Community	C	C	C	C	C	C	§4.2.3D 10	
Water or sewerage treatment facilities						P		

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