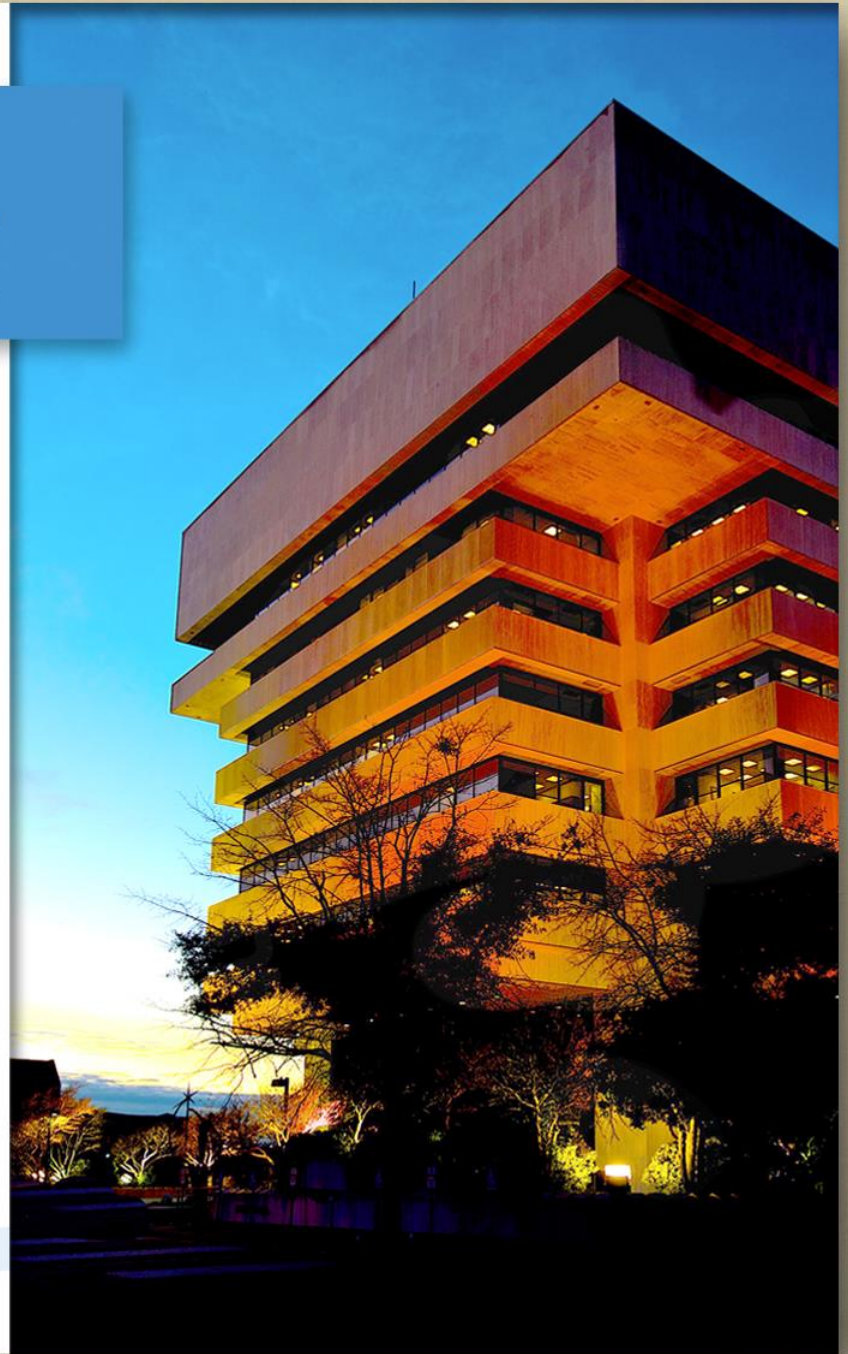



HAMPTON VA

Multifamily Land Use Regulations

Briefing on proposal



Purpose / Background

- Elevate new multifamily development within the City of Hampton
 - Focus higher density development within desired urban cores
- 

Hampton's Current Regulatory Approach

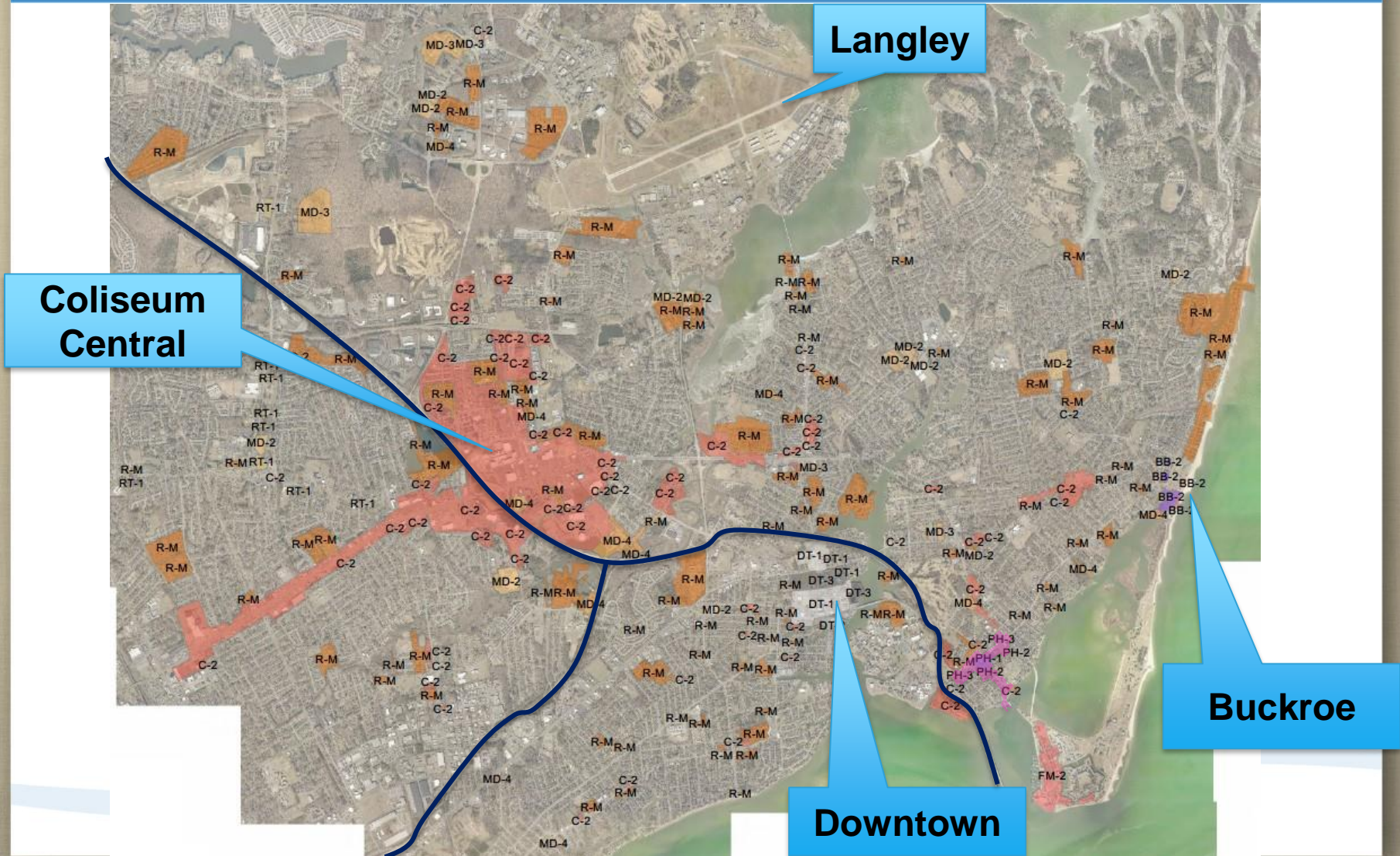
Permitted By-Right:

- Multifamily Districts,
- R-M, RT-1,
- Limited Commercial,
- Buckroe,
- Downtown,
- Phoebus,
- Fort Monroe

...With Use Permit:

- MD-1,
- Neighborhood Commercial,
- FM-3

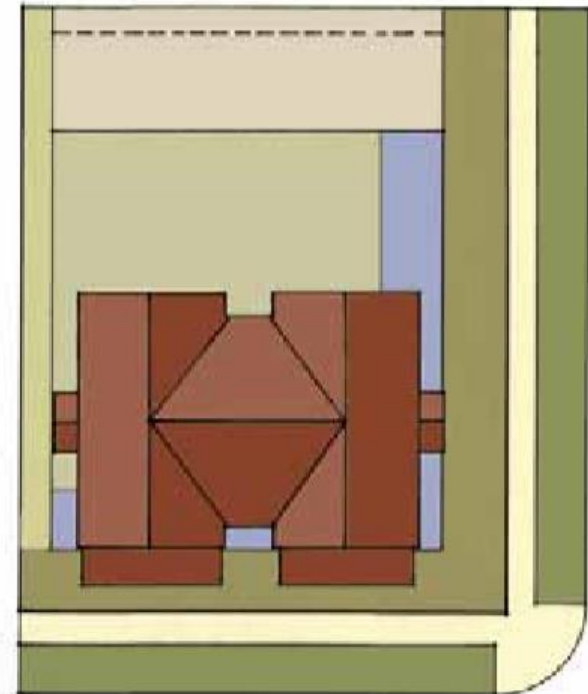
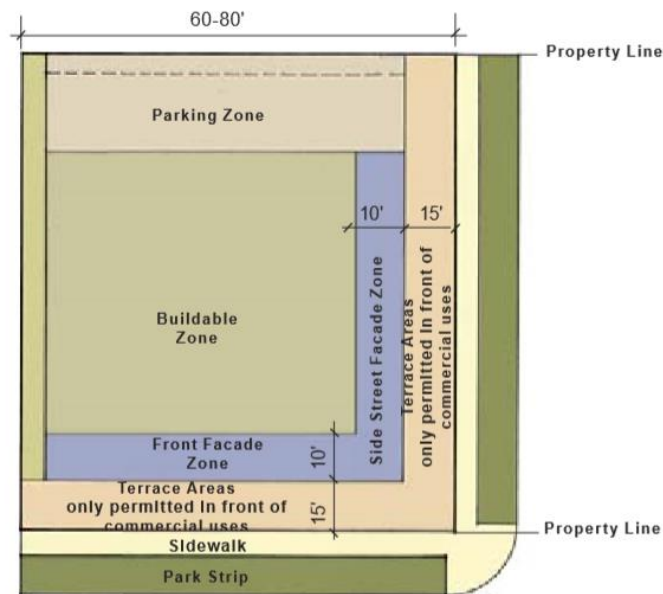
Current Condition By-Right



Existing Special District Standards

1. Buckroe

- Building variation, setbacks, façade zone, height, access



Lot Zones and Setbacks

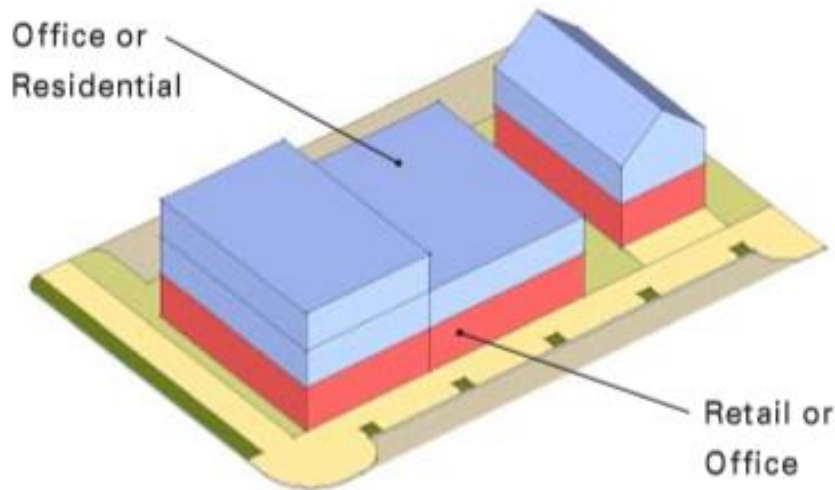
Existing Special District Standards



Existing Special District Standards

2. Phoebus

- Setbacks, frontage, façade composition, fenestration, height, parking



MAIN STREET FORM Multi-Story, Mixed-Use

Existing Special District Standards



MAIN STREET FORM Multi-Story, Mixed-Use



How Do Other Cities Regulate Multifamily Land Uses?

City	Notes
Norfolk	Many permitted districts, of the ones requiring UP many only require the UP under specific conditions
Newport News	Permitted in multifamily districts, UP in office and Oyster Point Business districts
Virginia Beach	Permitted in apartment districts, some UP in office districts
Chesapeake	Permitted in multifamily districts only, other than PUDs
Roanoke	Permitted in multifamily districts, mix in other districts, form-based standards in Neighborhood Design overlay district
Richmond	Permitted in most districts other than single family with a development plan or additional mixed use requirements

Proposed Phased Approach

Recommending two phases:

- Phase 1: Unchanged in Phoebus and Buckroe, additional standards for some by-right in Downtown, otherwise use permit
- Phase 2: Downtown districts standards improved, create Coliseum Central base district, Multifamily Dwelling districts standards improved

Proposed Changes for Phase 1

Three different uses involved:

1. Upper-floor dwelling units
(4 units or less above commercial)
2. Residential mixed-use
3. Multifamily

Upper-floor Dwelling Units

1. Expanded existing use, new definition
2. Use permit required in Limited Commercial
3. Permitted in Buckroe, Downtown, Phoebus, and Fort Monroe
4. Additional standards

Residential Mixed-Use

1. New use, new definition
2. Use permit in multifamily, commercial, and Fort Monroe districts
3. Permitted if meeting new additional standards in Buckroe, Downtown, and Phoebus

Multifamily Dwelling

1. Use permit in multifamily and commercial districts
2. Remains permitted in Buckroe and Phoebus
3. Permitted if meeting additional standards in Downtown
4. Legal existing ones will be grandfathered

Proposed Additional Use Standards

1. Both require

- Density, frontage, fenestration, access, parking, setback, height, amenities

2. Mixed-use

- Commercial first floor

3. Multifamily

- Elevation, window height

Summary of Phase 1

1. Phoebus and Buckroe – by-right, provided the development meets the existing form standards
2. Downtown – by-right, provided the development meets the new enhanced form standards
3. Coliseum Central – use permit for all multifamily until ordinance is updated in Phase 2
4. Everywhere else – use permit
5. Existing multifamily developments will be grandfathered
6. New use to encourage high density mixed use development

Summary- Phased Approach

Recommending two phases:

- Phase 1: Additional standards for some by-right, otherwise use permit
- Phase 2: Downtown districts standards improved, create Coliseum Central base district, Multifamily Dwelling districts standards improved

1 **Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton,**
2 **Virginia By Amending Chapter 2 Entitled “Definitions” To Add New Definitions Of Upper-**
3 **floor Dwelling Units and Residential Mixed-use Development.**
4

5 **WHEREAS**, the public necessity, convenience, general welfare and good zoning practice so
6 require;
7

8 **BE IT ORDAINED** by the City Council of the City of Hampton, Virginia that Section 2-2 of Chapter
9 2 of the Zoning Ordinance of the City of Hampton, Virginia be amended to read as follows:
10

11 Section 2-2. – Definitions

12 ...

13 ~~Live/work dwelling. A type of mixed-use building where the first floor is used for~~
14 ~~nonresidential activity and the upper floor(s) are used for residential activity, and the two~~
15 ~~(2) uses have separate entrances; the resident of the upper floor need not be the~~
16 ~~operator of the nonresidential use below.~~

17 ...

18 Open space. A parcel of land or an area of water or combination thereof, designated and
19 limited within a development site as being intended for the recreational use (passive and
20 active) and enjoyment of the residents. Open space shall not include streets, alleys, off-
21 street parking or loading areas, or other facilities dedicated as either private or public
22 right-of-way.

23 *Open space amenity. The specific open space area provided to residents as part of a*
24 *development for their use and enjoyment. These amenities may be improved surfaces,*
25 *such as roof decks, balconies, private patios, or they may be of unimproved surfaces,*
26 *provided they are designed to be used and enjoyed by the residents, as determined by*
27 *the Zoning Administrator. The open space amenity shall not be counted toward any*
28 *green area requirements for the property.*

29 ...

30 *Residential mixed-use development. A type of development with both residential uses*
31 *and non-residential uses, where the residential use is contained within the same building*
32 *as the non-residential use or uses. This does not include development which has*
33 *residential and non-residential uses physically separated on the same lot. The non-*
34 *residential use included within the residential mixed-use development must also be*
35 *permitted within the applicable zoning district and comply with all relevant standards for*
36 *that use.*

37 ...

38 *Story. A story in the context of a building shall be understood to be that portion of a*
39 *building included between the upper surface of a floor and the upper surface of the floor*
40 *or roof next above. A story is measured as the vertical distance from top to top of two*
41 *successive finished floor surfaces and, for the topmost story, from the top of the floor*
42 *finish to the top of the ceiling joists or where there is not a ceiling, to the top of the roof*
43 *rafters. In the case of one-family, two-family, or duplex dwellings, a habitable attic that*
44 *does not exceed 400 square feet and is not greater than two thirds of the area of the*
45 *story below, shall not be considered a story.*

46 ...

47 *Upper-floor dwelling units. A type of residential mixed-use development where at least*
48 *the entire first floor of the structure is used for nonresidential use and the upper floor(s)*
49 *are used for residential use, and the uses have separate entrances. The residents of the*
50 *upper floor(s) need not be the operators of the non-residential use or uses below. The*
51 *residential use shall be limited to no more than four (4) dwelling units. This would include*
52 *live/work dwellings. The non-residential must also be permitted within the applicable*
53 *zoning district and comply with all relevant standards for that use.*

54 ...

55

1 **Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton,**
2 **Virginia By Amending Section 3-2 Entitled “Table of Uses Permitted” and Section 3-3**
3 **Entitled “Additional Standards On Uses” To Modify Regulations Pertaining to Multifamily**
4 **Dwelling Use**

5
6 **Whereas**, the public necessity, convenience, general welfare and good zoning practice so
7 require;

8
9 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Sections 3-2 and 3-3 of
10 the Zoning Ordinance of the City of Hampton, Virginia, be amended to read as follows:

11
12 **CHAPTER 3 – USES PERMITTED**

13
14 **Sec. 3-2. Table of uses permitted.**

15 **(a) Table of Uses Permitted in Standard Zoning Districts.**

16 *[See attached use table for changes.]*

17 **(b) Table of Uses Permitted in Special Zoning Districts.**

18 *[See attached use table for changes.]*

19 ...

20
21 **Section 3-3. – Additional standards on uses.**

22 (5) Upper-floor dwelling units *in the C-2, BB-3, BB-4, BB-5, DT-1, DT-2, PH-1, PH-2, PH-3*
23 *districts shall comply with the following minimum conditions:-*

24 (a) In the C-2 district, upper-floor dwelling units, with an approved use permit may be
25 located above permitted *C-2 uses when the following additional standards are met:*
26 ~~office, retail or commercial uses excluding certain uses listed below:~~

27 ~~(i) Car wash, hand/auto detailing; (ii) Car wash, self-service or automated; (iii)~~
28 ~~Boarding/rooming houses; (iv) Religious facilities; (v) Commercial~~
29 ~~communications towers, not to exclude building mounted antennas with an~~
30 ~~approved use permit; (vi) Detention facilities; (vii) Gas stations; (viii) Group~~
31 ~~homes; (ix) Halfway houses; (x) Light vehicle repair; (xi) Motorcycle sales; (xii)~~
32 ~~Motorcycle service; (xiii) Orphanages; (xiv) Skating rink, ice or roller; (xv)~~
33 ~~Swimming pool, commercial; (xvi) Tire sales; (xvii) Tire repair; (xviii) Turkish~~
34 ~~baths; (xix) Vehicle storage, including vehicle storage accessory to heavy vehicle~~
35 ~~repair.~~

36 *(f) Residential uses may not be combined with any other use on the same floor.*

37 (ii) Residential uses may not be located on **the** pedestrian level and must have at
38 least one (1) separate exterior entrance.

39 (iii) No ~~commercial, office, retail, or parking~~ **non-residential** uses shall be located
40 on any floor above a residential use.

41 (iv) Commercial building setbacks shall apply with all building code standards
42 being met as necessary for such building separations.

43 (b) In the **BB-3, BB-4, BB-5, DT-1, and DT-2 PH-1, PH-2, PH-3, FM-2, and FM-3**
44 districts, ~~mixed-use structures~~ **with upper-floor dwelling units** may include ~~two (2) or~~
45 ~~more of the following elements: residential, office, retail, commercial or parking~~ **be**
46 **permitted** with the following **minimum** standards:

47 (i) Residential uses may not be combined with any other use on the same floor.

48 (ii) Residential uses may not be located on **the** pedestrian level and must have at
49 least one (1) separate exterior entrance.

50 (iii) No ~~commercial, office, retail, or parking~~ **non-residential** uses shall be located
51 on any floor above a residential use.

52 ...

53 **(58) Multifamily dwelling in MD-2, MD-3, MD-4, R-M, C-2, RT-1, DT-1, DT-2, and DT-3 districts**
54 **shall comply with the following minimum conditions:**

55
56 **(a) Multifamily dwellings legally conforming established prior to January 1, 2021 shall be**
57 **exempt from the requirements of this section for as long as the use is not enlarged or**
58 **extended to occupy an area greater than the structures or land area which was**
59 **occupied by the conforming use as of January 1, 2021, unless such alteration,**
60 **enlargement, or extension is required to comply with local, state, or federal law.**

61
62 **(b) In the DT-1, DT-2, and DT-3 districts, the following additional standards shall be**
63 **required:**

64
65 **(i) The minimum residential development density shall be thirty (30) units per**
66 **buildable acre.**

67 **(ii) A minimum of ninety (90) percent of the front setback line across the entire**
68 **parcel must be occupied by the building façade, which has occupiable, wholly**
69 **enclosed space directly behind and connected to it, except allowing for**
70 **required drive aisle(s) to access required off-street parking areas.**

71 **(iii) The primary access for all buildings shall be from a public street. The primary**
72 **access is not permitted from the parking area or alley.**

73 **(iv) Off-street parking shall be provided behind the multifamily dwelling building**
74 **with respect to the front public right-of-way, or as an integrated part of the**
75 **multifamily dwelling building as structured parking.**

76 **(v) The first finished floor of any dwelling shall be a minimum of thirty six (36)**
77 **inches above the grade of the public sidewalk at the primary access entrance**
78 **to the building.**

- 79 (vi) The minimum sill height of any street-adjacent window of a dwelling shall be
80 five (5) feet above the adjacent grade.
81 (vii) A minimum of twenty (20) percent of the first floor street-adjacent building
82 façades shall be comprised of glass windows and/or glass doors.
83 (viii) There shall be first floor windows on all façades of the building.
84 (ix) There shall be a maximum front setback for primary structures of fifteen (15)
85 feet.
86 (x) If the upper levels of a structure provide for any balconies which project
87 street-ward, the structure or balcony shall be constructed in such a way that
88 the balcony does not project into the public right-of-way.
89 (xi) All multifamily dwelling buildings shall be a minimum of two (2) stories.
90 (xii) Sixty (60) percent of all residential units shall have access to an open space
91 amenity either in the form of individual space for the unit's use, or shared
92 common space which is sized in such a way to accommodate all of the
93 required units. In the event that the requirement causes a fraction of a unit,
94 the requirement shall be rounded up to the nearest whole number.

95
96 (aa) Individual open space amenities shall have a minimum dimension of
97 six (6) feet by six (6) feet.

98 (bb) Shared common space may only be used as an open space amenity
99 when accommodating four (4) units or more. Such shared common space
100 must be sized to provide at least twelve (12) square feet per each unit.
101 The shared common space shall have a minimum dimension of six (6) by
102 six (6) feet.

- 103
104 (xiii) For multifamily dwellings containing fifty (50) or more units, at least one
105 (1) of the following facilities shall be provided on the same lot: swimming
106 pool, clubhouse or similar common room, lighted tennis court, lighted
107 basketball court, nine-hole golf course, shuffleboard area, dock, pier, boat
108 ramp, on-site day care, dog park, or other similar active recreation area as
109 approved by the Zoning Administrator. The facility required here shall not be
110 counted towards the requirement of Sec. 3-3(58)(b)(xii).

- 111
112 (c) Multifamily dwellings not meeting all of the requirements set forth under the provision
113 of Section 3-3(58)(b) are subject to obtaining a use permit by city council. The city
114 will evaluate each application on a site-by-site basis with regard to the surrounding
115 land use patterns and city council may impose more restrictive conditions where
116 warranted. City council will consider the following traits when deciding on the
117 suitability of the development for the project location:

- 118
119 (i) Development's conformance with all applicable Master Plans, Hampton
120 Community Plan, and the Hampton Resiliency Initiative.
121 (ii) The development's proposed amenities available for residents.
122 (iii) Any proposed access or connectivity to nearby features.
123 (iv) The quality of the building design and architecture.

124
125
126 (59) Residential mixed-use development in the BB-3, BB-4, BB-5, DT-1, DT-2, PH-1, PH-2, PH-
127 3 districts, shall be permitted when complying with the following required conditions:
128

- 129 (a) Residential mixed-use development legally conforming established prior to January
130 1, 2021 shall be exempt from the requirements of this section for as long as the use
131 is not enlarged or extended to occupy an area greater than the structures or land
132 area which was occupied by the conforming use as of January 1, 2021, unless such
133 alteration, enlargement, or extension is required to comply with local, state, or
134 federal law.
- 135 (b) Off-street parking shall be provided behind the multifamily dwelling building with
136 respect to the front public right-of-way, or as an integrated part of the multifamily
137 dwelling building as structured parking.
- 138 (c) A minimum of ninety (90) percent of the front setback line across the entire parcel
139 must be occupied by the building façade, which has occupiable, wholly enclosed
140 space directly behind and connected to it, except allowing for required drive aisle(s)
141 to access required off-street parking areas.
- 142 (d) The non-residential use or uses must occupy at least all of the first floor for any
143 residential mixed-use building.
- 144 (e) The minimum residential development density shall be thirty (30) units per buildable
145 acre.
- 146 (f) Primary access for all buildings shall be from a public street. The primary access is
147 not permitted from the parking area or alley.
- 148 (g) A minimum of twenty (20) percent of the first floor street-adjacent building façades
149 shall be comprised of glass windows and/or glass doors.
- 150 (h) There shall be first floor windows on all façades of the building.
- 151 (i) There shall be a maximum front setback for primary structures of six (6) feet unless
152 one of the following optional pedestrian amenities is provided in accordance with
153 the City of Hampton Pedestrian Amenity Design Standards, in which case the
154 maximum shall be fifteen (15) feet:
- 155
- 156 (i) Courtyard.
157 (ii) Outdoor seating area.
- 158
- 159 (j) If the upper levels of a structure provide for any balconies which project street-ward,
160 the structure or balcony shall be constructed in such a way that the balcony does
161 not project into the public right-of-way.
- 162 (k) All residential mixed-use buildings shall be a minimum of two (2) stories.
- 163 (l) Sixty (60) percent of all residential units shall have access to an open space
164 amenity either in the form of individual space such as a balcony or fenced private
165 area for the unit's use, or shared common space which is sized in such a way to
166 accommodate all of the required units. In the event that the requirement causes a
167 fraction of a unit, the requirement shall be rounded up to the nearest whole number.
- 168
- 169 (i) Individual open space amenities shall have a minimum dimension of six (6)
170 feet by six (6) feet.
- 171 (ii) Shared common space may only be used as an open space amenity when
172 accommodating four (4) units or more. Such shared common space must be
173 sized to provide at least twelve (12) square feet per each unit. The shared
174 common space shall have a minimum dimension of six (6) by six (6) feet.
- 175
- 176 (m) For residential mixed-use development containing fifty (50) or more units, at least
177 one (1) of the following facilities shall be provided on the same lot: swimming pool,
178 clubhouse, lighted tennis court, nine-hole golf course, shuffleboard area, dock, pier,

179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194

boat ramp, on-site day care, dog park, or other similar active recreation area as approved by the Zoning Administrator. The facility required here shall not be counted towards the requirement of Sec. 3-3(59)(l).

(n) Residential mixed-use development not meeting all of the requirements set forth under the provisions of Sections 3-3(59)(a-m) are subject to obtaining a use permit by city council. The city will evaluate each application on a site-by-site basis with regard to the surrounding land use patterns and city council may impose more restrictive conditions where warranted. City council will consider the following traits when deciding on the suitability of the development for the project location:

- a. Development's conformance with all applicable master plans, Hampton Community Plan, and the Hampton Resiliency Initiative.*
- b. The development's proposed amenities available for residents.*
- c. Any proposed access or connectivity to nearby features.*
- d. The quality of the building design and architecture.*

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

USES	Standard Zoning Districts																					*Additional standards on uses	
	One- and Two-Family Residential											Multifamily Residential					Commercial			Manufacturing			
	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2		M-3
RESIDENTIAL - 1, 2 & MULTIFAMILY																							
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*							Sec. 3-3(1)	
2-family dwelling (on one lot)										P					P								
duplex dwelling (on two fee-simple lots)										P					P							Sec. 3-3(2)	
multifamily dwelling ***MAKE SURE TO CHANGE TABLE TO MOST RECENT ONE***																UP	UP*	UP*	UP*	UP*	UP	UP*	Sec. 3-3(58)
townhouse (on a fee-simple lot)															P	P	P	P	P	P			
manufactured home				P*																		Sec. 3-3(3)	
manufactured/mobile home park															UP*	UP*		UP*	UP*	UP*		Sec. 3-3(4)	
manufactured/mobile home subdivision															UP*	UP*		UP*	UP*			Sec. 3-3(4)	
upper-floor dwelling units (one unit over commercial)																		UP*				Sec. 3-3(5)	
residential mixed-use development																	UP*	UP*				Sec. 3-3(59)	
dwelling unit for resident caretaker/watchman home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	Sec. 3-3(6)
GROUP LIVING																							
boarding/rooming house																	P	P					
detention facility																	UP	UP	UP				
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
group home 2																UP*	UP*	UP*	UP*	UP*		Sec. 3-3(8)	
halfway house																	UP	UP	UP				
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(8)	
nursing home																	UP	UP	UP				
orphanage																	UP*	UP*	UP*			Sec. 3-3(9)	
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(9)	
RETAIL SALES, SERVICES & OFFICE																							
bank, with drive-through																	P	P	P	P	P		
bank, without drive-through																	P	P	P	P	P		
barber shop/beauty salon																	P	P	P		P		
bed & breakfast 1	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				
bed & breakfast 2	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP				
bicycle sales and repair																	P	P	P		P		
boat repair																					P	P	
boat sales																	P	P	P		P	Sec. 3-3(45)	
car wash, hand/auto detailing																	P	P	P		P	P	
car wash, self-service or automated																		P	P		P	P	
catering service																		P	P	P		P	
clothing maker, custom																	P	P	P		P		
computer equipment repair																		P	P		P		
day care 1, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	Sec. 3-3(10)	
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(11)	
day care 1, commercial																	ZA*	ZA*	ZA*			Sec. 3-3(49)	
day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(50)	
day spa																	P	P	P				
dry cleaning, collection or pick-up station																	P	P	P		P		
dry cleaning, closed type using nonflammable liquid																	UP	P	P		P		
dry cleaning																			P		P		
farm supplies/equipment sales and service																			P		P		
funeral home/mortuary																		UP	UP		UP		
gas station																	P	P	P		P		
hotel																		UP	UP				
hotel, extended stay																		UP	UP				
laundromat																	P	P	P		P		
liquor store																	P	P	P		P		
loan office																	P	P	P		P		
motorcycle sales																		P*	P		P	Sec. 3-3(40)	
motorcycle service																		P*	P		P	Sec. 3-3(41)	
office, general																P	P	P	P	P	P		
office, government																P	P	P	P	P	P		
office, laboratory or research																				P*		Sec. 3-3(44)	
office, medical																P	P	P	P	P	P		

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

USES	Special Zoning Districts																								*Additional standards on uses				
	Langley Flight Approach						Residential Transition	Buckroe Bayfront					Hampton Roads Center			Langley Business Park	Downtown			Phoebus			Fort Monroe				Parks		
	LFA-1	LFA-2	LFA-3	LFA-4	LFA-5	LFA-6	RT-1	BB-1	BB-2	BB-3	BB-4	BB-5	HRC-1	HRC-2	HRC-3	LBP	DT-1	DT-2	DT-3	PH-1	PH-2	PH-3	FM-1	FM-2		FM-3	FM-4	PO-1	PO-2
RESIDENTIAL - 1, 2 & MULTIFAMILY																													
1-family detached dwelling					P		P*	P	P	P													P	P	UP				
2-family dwelling (on one lot)								P	P	P							P	P					P	P	UP				
duplex dwelling (on two fee-simple lots)							P*	P	P	P							P	P					P	P	UP				
multifamily dwelling ***MAKE SURE TO CHANGE TABLE TO MOST RECENT ONE***							UP*		P	P	P	P					P*/UP*	P*/UP*	P*/UP*	P	P	P		P	UP				
townhouse (on a fee-simple lot)							P										P	P	P	P	P	P		P	UP				
manufactured home																													
manufactured/mobile home park							UP*												UP*										
manufactured/mobile home subdivision							UP*												UP*										
upper-floor dwelling units (one unit over commercial)										P*	P*	P*					P*	P*		P*	P*	P*		P*	P*				
residential mixed-use development										P*/UP*	P*/UP*	P*/UP*					P*/UP*	P*/UP*		P*/UP*	P*/UP*	P*/UP*		UP	UP				
dwelling unit for resident caretaker/watchman	P*	P*		P*		P*									P*														
home occupation					P*		P*	P*	P*	P*	P*	P*					P*	P*	P*	P*	P*	P*	P*	P*	P*				
GROUP LIVING																													
boarding/rooming house							P										P		P										
detention facility																													
group home 1					P		P	P	P	P							P	P	P				P	P					
group home 2																													
halfway house																													
juvenile residence																							P	P					
nursing home							UP										UP	UP	UP										
orphanage																													
shelter																													
RETAIL SALES, SERVICES & OFFICE																													
bank, with drive-through		P		P		P	P			P	P	P		P	P	P	P	P		UP	UP	UP			UP				
bank, without drive-through		P	P	P		P	P			P	P	P		P	P	P	P	P		P	P	P			UP	UP			
barber shop/beauty salon		P					P			P	P	P		P			P	P		P	P	P			UP	UP			
bed & breakfast 1							UP	UP	UP	UP							UP	UP	UP	UP	UP	UP	UP	UP	UP	P			
bed & breakfast 2							UP	UP	UP	UP							UP	UP	UP	UP	UP	UP	UP	UP	UP	P			
bicycle sales and repair							P			P	P	P		P		P	P	P		P	P	P		UP	UP				
boat repair	P	P																P							UP				
boat sales	P*	P					P			P	P	P		P			P	P		P	P	P			UP				
car wash, hand/auto detailing	P	P					P																						
car wash, self-service or automated	P	P																											
catering service														P		P				P	P	P			UP	P			
clothing maker, custom		P		P		P	P			P	P	P				P	P	P		P	P	P							
computer equipment repair		P											P	P		P				P	P	P							
day care 1, family	P*	P*	P*	P*	P	P*	P	P	P	P	P	P	P*	P*	P*		P	P	P	P	P	P	P	P	P		P*	P*	
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
day care 1, commercial																ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*		ZA*		
day care 2, commercial																UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*		UP*		
day spa							P									P	P	P						UP	UP				
dry cleaning, collection or pick-up station		P		P		P	P			P	P	P					P	P		P	P	P		UP	UP				
dry cleaning, closed type using nonflammable liquid							UP										UP	UP											
dry cleaning														P		UP													
farm supplies/equipment sales and service	P	P																											
funeral home/mortuary							UP													P	P	P							
gas station	P	P												P		UP	P	P		UP	UP	UP							
hotel																													
hotel, extended stay										UP	UP	UP	UP	P			UP	UP		UP	UP	UP	UP	UP	UP	UP			
laundromat							P										P	P		P	P	P							
liquor store				P		P	P			P	P	P		P		UP	P	P		P	P	P							
loan office							P										P	P		P	P	P							
motorcycle sales																													