

**7.7.2. Use of Symbols in Table of Permitted Uses**

The following is a list of the symbols used in the Table of Permitted Uses to represent the procedure required for the placement of the use within the designated zoning district:

**P - Permitted** - A use as defined in Article 6 permitted by-right in the designated zoning district.

**S- Special Use Permit** - A use permitted-conditionally in the designated zoning district with issuance of a Special Use Permit by the Zoning Commission in accordance with procedures as provided in Article 4, based on standards applicable to the use and other conditions that the Zoning Commission finds are necessary to ensure compatibility between the proposed development and adjacent uses.

**C- Conditional Use** - A use permitted in the designated zoning district with the approval of the City Council by ordinance in accordance with the procedure for Conditional Use Permits and Planned Districts as provided in Article 4.

**\* - Special Development Criteria** - Uses shown with an asterisk are uses that are permitted in accordance with the guidelines of the Special Use Criteria provided in Article 8 of this Land Use Regulations Ordinance and/or the applicable zoning district regulations for the regulation of the specific use.

**\*\* - Sign Code** - Accessory uses shown with two asterisks and identified as on-premise and off-premise signs shall be regulated in accordance with the provisions of Article 10 - Sign Code of this Land Use Regulations Ordinance.

**7.7.3. Zoning Commission Jurisdiction Over Administrative Use Permits**

Notwithstanding any other provisions of these regulations, whenever the Table of Permitted Uses provides that a use is permitted by right, Zoning Commission approval shall nevertheless be required if the Planning Director finds that the proposed use would have an extraordinarily adverse impact on neighboring properties or the general public. In making this determination, the Planning Director shall consider, among other factors, whether the use is proposed for an undeveloped or previously developed lot, whether the proposed use constitutes a change from one principal use classification to another, whether the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permissible in the zoning district in question.

**7.8. TABLE OF PERMITTED USES BY ZONING DISTRICTS**

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.2 Residential Use Classification																		
6.2.1 Single Family	P	P	P	P	P					P		P	P	P	C			*
6.2.2 Cluster Resid.*			C	C	C					C		C	S	C	C			*
6.2.3 Duplex Resid.			P	P	P					P		S	P	P	C			*
6.2.4 Two Family *			S	S						P		S	S		C			*
6.2.5 Townhouse *				S						S		S	P	S	C			*
6.2.6 Condo. Res.			P	P						S		S	P	S	C			*
6.2.7 Multi-Family				P						S		S	S		C			*
6.2.8 Congregate * Living Residential				S		S			S	S	S	S	S	S	C			*
6.2.9 Commun. Res.*				S		S			S	S	S	S	S	S	C			*
6.2.10 Mobile Home					P													
6.2.11 Acces. Res.						S	S			P		P	P	S	C	S	S	P
6.2.12 Boathouse Res.													S					
6.3 Civic Use Classifications																		
6.3.2 Cemetery				P	P	P	P	P		P	S	S	S		C	P	P	
6.3.3 Club/Lodge						P	S	P	P	S	P	S	P	S	C	P		S
6.3.4 Educational Facilities						P			P	S	P	P	S	S	C	S	S	S
6.3.5 Commun. Parking – surface						P		P	P	P	P	P	S		C	P	P	P
6.3.6 Commun. Parking - Multi-Story						C		C	C	C	C	C	C		C	C	C	C
6.3.7 Commun. Rec.	S	S	S	P	P	P	P	P	P	S	P	P	S	S	C	P	S	S
6.3.8 Convaless. Ser.						P			P		P	S	S		C			
6.3.9 Cultural Serv.	S	S	S	P		P	C	S	P	S	P	P	S	S	C			S
6.3.10 Daycare Center (Public)						P	C	S	P	S	P	P	S	S	C	S		S

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.3.11 Essential Ser	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6.3.12 Guidance Ser.						P		P	P	P	P	S						P
6.3.13 Group Care Facilities *						C			C		C			C	C			
6.3.14 Hospital (General)						S			S		S				C	S	S	
6.3.15 Hospital (Limited)						P			P	S	P				C	S		S
6.3.16 Major Impact Utilities*						C			C		C				C		C	
6.3.17 Minor Impact Utilities*	S	S	S	S	S	S	S	S	P	S	P	S	S	S	S	P	P	S
Communication Towers	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	S
6.3.18 Postal & Parcel Del. Ser.						P			P	S	P	S			C	P	P	S
6.3.19 Pub. & Priv. Primary Educ.*						P	S	S	S	S	S	S		S	C			S
6.3.20 Pub. & Priv. Secondary Educ. *						P	S	S	S	S	S	S		S	C			S
6.3.21 Public Rec. & Park Service	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	P
6.3.22 Pub. Safety Services						P		P	P	P	P	P	S	S	C	P	P	P
6.3.23 Religious						P		S	P	S	P	S	S	S	C			S
6.4 Commercial Use Classifications																		
6.4.1 Admin. and Bus. Offices								P	P	P	P	P	S	S	C	P	P	S
6.4.2 Adult Uses *																	P	
6.4.3 Agr. Sales & Services								S	P	S	P	S			C	P	P	S
6.4.4 Art & Craft Studio (Limited)								P	P	P	P	S	S	S	C	P		P
6.4.5 Art & Craft Studio (General)								S	P	P	P	S		S	C	P		P
6.4.6 Animal Ken.									P		P				C	P	P	
6.4.7 Animal Sales & Ser. (Limited)								P	P	S	P				C	P		S
6.4.8 Animal Sales & Ser. (General)															C		P	
6.4.9 A&E-Wash									P		P				C	P	P	
6.4.10 A&E-Fuel *								P	P	P	P				C	P	P	P

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.4.12 A&E-Truck Service Station															C		P	
6.4.13 A&E Ser. Commercial Parking - Surface									P	C	P				C	P	P	C
6.4.14 A&E Ser. Commercial Parking - Multi-Story									C	C	C				C	C	C	C
6.4.15 A&E Ser. Sales & Rentals*									P		P				C	P	P	
6.4.16 A&E Ser. Equipment Sales															C		P	
6.4.17 A&E Ser.-Auto Repair (Enclosed)									P		P				C	P	P	
6.4.18 A&E Repair															C	C	P	
6.4.19 A&E Vehicle Storage (Enclosed)									P		P				C	P	P	
6.4.20 Building Maintenance								S	P	P	P				C	P	P	P
6.4.21 Business Support-General								S	P	P	P	S			C	P	P	P
6.4.22 Business Support-Limited								P	P	P	P	P			C	P		P
6.4.23 Business or Trade School						P		P	P	S	P	P			C	P	P	S
6.4.24 Comm. Rec. Indoor Sports								S	P	S	P				C	P		S
6.4.25 Comm. Rec. Outdoor Sports									P	S	P	S			C	P		S
6.4.26 Comm. Rec. Indoor Entertainment									P	S	P				C			S
6.4.27 Comm. Rec. Outdoor Entertainment									P		P				C	P		
6.4.28 Communications Services									P	S	P				C	P		S
6.4.29 Construction Sales & Services															C	P	P	
6.4.30 Construction Sales & Ser. (Encl.)									P		P				C	P	P	
6.4.31 Consumer Repair Services								P	P	P	P				C	P	P	P

Article 7: Zoning District Regulations

City of Mandeville-CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.4.32 Convenience Mini-Storage*									S		S				C	P	P	
6.4.33 Daycare *				S		S		S	P	S	P	S			C	S		S
6.4.34 Exterm. Ser.									P	S	P				C	P	P	S
6.4.35 Finan. Ser.						P		P	P	P	P	P			C	P		P
6.4.36 Food Sales								P	P	P	P		S		C	P		P
6.4.37 Funeral Ser.									P		P				C			
6.4.38 General Retail Sales Conven.								P	P	P	P		S		C	P		P
6.4.39 General Retail Sales General									P	P	P				C	P		P
6.4.40 General Retail Sales Bulk									P		P				C			
6.4.41 Lodging - *Bed & Breakfast Inn										P		S	P	S	C			P
6.4.42.6.4.42 Lodging - * Bed & Breakfast Res.	S	S	P	P						P		P	P	S	C			P
6.4.43 Lodging - * Campground							S		P		P				C	P	P	
6.4.44 Lodging: (Trans) Hotel Motel									P	S	P				C			S
6.4.45 Laundry/Ser. Coin Operated								P	P	S	P				C	P		S
6.4.46 Laundry Ser. Neighborhood								P	P	S	P				C	P		S
6.4.47 Laundry Ser. Commercial									P		P				C	P	P	
6.4.48 Marine Ser. Boat Fuel Area													S		C			
6.4.49 Marine Ser. Boat Sales/Service									P		P		P		C			
6.4.50 Marine Ser. Boat Repairs									P		P		P		C			

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.4.51 Marine Ser. Comm. & Chart. Fish.													P		C			
6.4.52 Marine Ser. Incidental Storage								S			S		P		C			
6.4.53 Marine Ser. * Marinas													P		C			
6.4.54 Marine Ser. Retail								P			P		P		C			
6.4.55 Marine Ser. Rest./Lodging													S	C	C			
6.4.56 Marine Ser. Yacht Clubs													P	P	C			
6.4.57 Medical Ser.								P	P	P	P	S	S		C			S
6.4.60 Personal Improvement								P	P	P	P	S			C	P		S
6.4.61 Personal Ser.								P	P	P	P				C			P
6.4.62 Research Ser.									P	S	P				C	P	P	S
6.4.63 Rest. Drive-in									P		P				C	P		
6.4.64 Rest. Fast Food								S	S		S				C	S		
6.4.65 Restaurants Outdoor Fast Food								S	P	S	P		S		C	P	P	S
6.4.66 Restaurants Sit Down								P	P	S	P		P	S	C	P	P	S
6.4.67 Restaurants Sit Down with Lounge									P	S	P		S	S	C	P	P	S
6.4.68 Swap Meets Enclosed									P	S	P				C			S
6.4.69 Swap Meet Unenclosed															C		P	S
6.4.70.1 Shopping Center Neighborhood								P	P	P	P				C			S
6.4.70.2 Shopping Center Minor									P		P				C			
6.4.70.3 Shopping Center Major											S				C			
6.4.71 * Special Events Center								P	P	S	P				C			S
6.4.73 Tavern, * Bar or Lounge								P	P	S	P		S		C	P	P	S
6.4.74 Tavern. * Nightclub								P	P	S	P				C			S

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.5 Industrial Use Classification																		
6.5.1 Basic Ind.															C	C	C	
6.5.2 Custom Manuf.										S			S		C	P		S
6.5.3 Light Manuf. (Enclosed)									S						C	P	P	
6.5.4 Light Manuf. (Open)															C	P	P	
6.5.5 Old Town Manuf																		S
6.5.6 Research Ser.Hazardous															C	C	C	
6.5.7 Resource Ext.																		C
6.5.8 Wholes. Stor. & Dist. Light															C	P	P	
6.5.9 Wholes. Stor. & Dist. Heavy																		C
6.6 Agricultural Use Classification																		
6.6.1 Animal Prod.																		C
6.6.2 Animal Waste Processing																		C
6.6.3 Aquaculture															C			P
6.6.4 Horticulture Cultivation									P						C	P	P	
6.6.5 Horticulture Storage															C	P	P	
6.6.6 Horticulture Storage (Encl.)									P						C	P	P	
6.6.7 Packing & Processing – Limited															C	P	P	
6.6.8 Packing & Processing – General															C			P
6.6.9 Row & Field Crops																		P
6.6.10 Tree Crops									P						C	P	P	
6.7 Combined Use Classification																		
6.7.1 Comb. Uses - Residential/Office										P		S	S	S	C			P
6.7.2 Comb. Uses - Residential/Comm.										P			S	S	C			P
6.7.3 Planned Comb.Uses													C	C	C			

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.8 Accessory Use Classification																		
6.8.1 Accessory Uses (General)						P	P	P	P	P	P		P	S	C			P
6.8.2 Accessory * Uses (Home Occ)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
6.8.3 Accessory Uses (Residential)	P	P	P	P	P					P		P	P	P	C			P
6.8.4 Acces. Uses ** Signs – On premise	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P
6.8.5 Acces. Uses ** Signs – Off prem.									P		P				C		P	
6.8.6 Accessory Outdoor Dining On-Site								S	S	S	S		S	S	C	S	Z	
6.8.6 Accessory Outdoor Dining In Right-of-Way								C	C	C	C		C	C	C	C	C	

## **ARTICLE 6 - LAND USE CLASSIFICATIONS**

### **6.1. PURPOSE AND GENERAL PROVISIONS OF USE CLASSIFICATIONS**

The purpose of this provision is to group land uses into a limited number of use types based on similarities and compatibility in functional characteristics and in impact on the surrounding properties, the environment and the community as a whole, thereby providing a basis for the regulation of uses in accordance with criteria which are directly relevant to the preservation of the health, safety and welfare of the public and the aesthetics of the community. All land uses in the City of Mandeville shall be classified into one of the following list of use classifications. These classifications shall apply throughout these Land Use Regulations.

#### **6.1.1. Determination of Use Classifications**

In the event of any question as to the appropriate use classification of any existing or proposed use or activity, the Planning Director or Designee shall have the authority to determine the appropriate classification, subject to the right of appeal as provided elsewhere in these regulations. In making such determinations, the Zoning Commission shall consider the characteristics of the particular use in question, and shall consider any functional, product, service, or physical facility requirements common with or similar to uses cited as examples of use classifications.

#### **6.1.2. List of Determinations**

The Zoning Commission shall maintain a list of all determinations made pursuant to the above section and shall annually recommend to the City Council additions, deletions, or revisions to the use classifications to reflect contemporary usage and terminology, and to minimize ambiguity.

#### **6.1.3. Broad and Specific Use Classifications**

The list of use classifications is divided into seven broad use classification categories as follows: 6.2 Residential Use Classifications, 6.3 Civic Use Classification, 6.4 Commercial Use Classifications, 6.5 Industrial Use Classifications, 6.6 Agricultural Use Classifications, 6.7 Combined Use Classifications, and 6.8 Accessory Use Classifications. Within each broad use classification category are listed the specific use classifications within the broader categories.

#### **6.1.4. Classifications of Use Combinations - Same Site**

When two or more individual establishments on the same site fall within the descriptions of different use classifications, each establishment shall be classified separately into its respective use type.

#### **6.1.5. Classification of Use Combinations - Same Establishment**

When several principal uses falling within the descriptions of different use classifications are conducted by one individual establishment, management or institution on one development site all such principal uses shall be classified in the use type whose description most closely portrays the overall nature of the establishment.

#### **6.1.6. Change of Use**

A change of use shall occur when the nature of the use conducted on the site changes from a use described within one specific use classification to a use described within another specific use classification whether or not each of the two use classifications fall within the same or different broader use classification categories. A change of use shall occur whether or not the name or ownership of the establishment changes if the nature of the use conducted by the establishment changes from one

specific use classification as described to another specific use classification as described. Furthermore, a change of use may not occur even when the occupancy of a structure changes from one establishment to another establishment if the description of the uses of both establishments falls within the description of the same specific use classification.

#### **6.1.7. Definitions of Terms in Use Classifications**

The following is a list of words and terms utilized in the classification of uses provided herein:

##### **6.1.7.1. Adult Arcade**

An establishment in which, for any form of consideration, adult material is presented to or is available for exclusive viewing by five or fewer persons.

##### **6.1.7.2. Adult Bookstore**

An establishment that possesses adult material as more than five (5%) percent of its inventory or stock-in-trade and that offers such material for sale or rental for any form of consideration.

##### **6.1.7.3. Adult Cabaret**

A nightclub, bar, restaurant, or similar establishment that regularly features, shows, presents or displays adult material on its premises.

##### **6.1.7.4. Adult Encounter Establishment**

An establishment in which for any form of consideration, two or more persons may congregate, associate or consort for the purpose of engaging in an adult encounter service. This section shall not apply to any of the following:

1. a hotel, motel or similar establishment offering public accommodations; or
2. any church or any recognized and established school, as defined under the provisions of La. R.S. 14:106; or
3. any medical clinic, hospital, or consulting or treatment offices of any physician, psychologist, psychiatrist or similar medical practitioner licensed by the State of Louisiana; or 120
4. any athletic club, health club, holistic health care center, gymnasium, reduction salon, spa or similar establishment in which massage or similar manipulation of the human body is offered as an incidental or accessory service.

##### **6.1.7.5. Encounter Service**

Any practice or activity involving the exposure, touching or stimulation of the genitals, buttocks, or female breast of any person for any form of consideration. As used in these regulations, the term "adult encounter services" shall be applied to any activity that meets the definitions set forth in this section whether or not, as a matter of law, such activity is or could be classified as pornographic, obscene or as any other violation of law.

##### **6.1.7.6. Adult Material**

As used in these land use regulations, adult material shall consist of movies, films, motion pictures, video tapes, video discs, slides, photographs, or other medium of visual representation; or live performances, exhibitions or presentations; or books, papers, pamphlets, magazines, periodicals or publications which are characterized by an emphasis upon the depiction or description of any of the conduct or activities set forth and described in the provisions of Louisiana Revised Statutes Title 14, Chapter 1, part VI, Sub-part C, and in that portion thereof designated as sub-paragraphs (2)(b) and (3) of paragraph A of Section 106 [La. R. S. 14:106 A (2)(b), (3)], or as such provisions may hereafter be

amended, re-enacted or re-designated from time to time, or shall consist of any instruments, devices or paraphernalia that are designed or marketed for use in connection with any such conduct or activities. As used in these regulations, the term "adult material" shall be applied to any material that meets the definition set forth in this section whether or not, as a matter of law, such material is or could be classified as pornographic or obscene.

**6.1.7.7. Adult Theater**

A theater, concert hall, auditorium, or similar establishment characterized by activities featuring adult material available for viewing by six or more persons.

**6.1.7.8. Amusement Arcade**

A building or part of a building in which five or more pinball machines, video games, or other similar player-operated amusement devices are maintained.

**6.1.7.9. Auto Salvage Yard**

The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of two or more motor vehicles, which, for a period exceeding 30 days, have not been capable of operating under their own power and from which parts have been or are to be removed for reuse or sale, shall constitute prima-facie evidence of an auto salvage yard.

**6.1.7.10. Boarding House**

Any dwelling in which more than three (3) persons but less than fifteen (15) persons are provided with sleeping facilities and where meals, served family-style without service or ordering of individual portions from a menu, or lodging and meals, are provided for compensation by previous arrangement.

**6.1.7.11. Boatel**

A building or group of buildings which contains living or sleeping accommodations used primarily for transient occupancy and which is immediately accessible by boat.

**6.1.7.12. Car Wash**

An area of land and/or a structure with machine or hand operated facilities used principally for the cleaning, washing, polishing, or waxing of light motor vehicles.

**6.1.7.13. Child Care Center**

A building or structure where care, protection and supervision are provided, on a regular schedule, at least twice a week to more than six children.

**6.1.7.14. Clinic**

A building designed and used for the medical, psychological or chiropractic diagnosis and treatment of human patients that does not include overnight care facilities.

**6.1.7.15. Club or Lodge (Private)**

The buildings and facilities owned and operated by a group of people organized for a common purpose to pursue common goals, interest or activities, usually characterized by certain membership qualifications, payment of fees and dues, regular meetings and a constitution and by-laws.

**6.1.7.16. Conditional Use**

A land use that requires Council approval by ordinance in designated zoning districts and which is subject to the requirements of all applicable City and state regulations and any conditional requirements as deemed appropriate by the City Council in approval of the use.

**6.1.7.17. Congregate Housing**

A building or buildings designed or used in whole or in part to provide, for compensation, the housing of persons desiring or in need of special services such as 24 hour emergency assistance. Such facilities may furnish services to their permanent residents similar to those services furnished by hotels, including accessory uses such as home health services, meals, maid and linen services, grocery and drug stores and banking services, provided such uses are located in and accessed from entirely within the facility with no direct entrance from the street nor visibility from the outside of the facility indicating the existence of these services. Congregate housing includes elderly housing.

**6.1.7.18. Dockmaster Facility**

An accessory structure for a marina, which may be a caretaker facility for room and board or a day use facility to monitor the use of a marina.

**6.1.7.19. Dormitory**

A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, orphanage, convent, monastery or other similar institutional use.

**6.1.7.20. Dry Cleaning Plant**

An industrial establishment providing dry cleaning services in volume for commercial establishments with personal service pick-up stations or other commercial establishments requiring the dry cleaning services, such as uniform services.

**6.1.7.21. Dwelling Unit**

One or more rooms physically arranged so as to create an independent and separate housekeeping establishment for occupancy by one family with separate sleeping and toilet facilities and a single facility for cooking.

**6.1.7.22. Elderly Housing**

Congregate housing facilities occupied by persons 62 years or older or in the case of multiple occupancy by spouses, where at least one of the spouses is 62 years of age or older with the exception of handicapped adults over 18 years of age whose disability requires the amenities and services of an elderly housing facility. Nursing, rest and convalescent homes providing personal care facilities to non-ambulatory patients are not considered congregate housing facilities.

**6.1.7.23. Event Center**

A public facility for performances, displays, meetings, receptions and convocations.

**6.1.7.24. Funeral Home**

A structure used and occupied by a professional licensed mortician for burial preparation and similar services.

**6.1.7.25. Garden Center**

An establishment for the retail sale of plants, plant care and maintenance products and tools.

**6.1.7.26. Group Home for the Handicapped**

A dwelling unit shared by four or more handicapped persons, including resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. As used herein, the term "handicapped" shall mean having: 1) a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently; 2) a record of having such an impairment; or 3) being regarded as having such an impairment. However, handicapped shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals or whose tenancy would result in physical damage to the property of others. The term "group home for the handicapped" shall not include an alcoholism or drug treatment center, work release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration.

**6.1.7.27. Home Occupation**

Any business or commercial activity carried out for financial gain within a dwelling unit by the occupant of the dwelling unit, provided the activity (a) is clearly incidental and subordinate to the use of the dwelling unit as a residence; (b) is carried on solely within the main dwelling and does not alter or change the exterior character or appearances of the dwelling; (c) is located in a residential district; and (d) is in conformance with the regulations for home occupations as provided.

**6.1.7.28. Home Occupation Permit**

A written agreement between the City and a resident who wishes to establish a home occupation at a private residence in accordance with the Special Use Criteria for Home Occupations as provided in Article 8. Said permit shall establish the extent and duration of the home occupation as well as grant permission for the proposed use.

**6.1.7.29. Hospital or Sanitarium**

A building for the care of mentally or physically ill or infirmed individuals in which lodging or board and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours.

**6.1.7.30. Hotel**

A building or group of buildings designed for guest rooms or dwelling units intended primarily for automobile transients, each unit having a separate entrance opening out-of-doors or into a foyer, with parking space provided on the lot for use by guests of the hotel, operation of such hotels to be supervised by a person in charge at all hours. The definition of hotel includes auto-courts, motels, motor courts, motor hotels, and motor-inns.

**6.1.7.31. Institution**

A building or group of buildings designed or used for non-profit, charitable or public service purposes. Institutions may provide board, lodging or health care for aged, indigent or infirmed persons, or may provide educational or religious services to the general public.

**6.1.7.32. Junk**

Old, dilapidated, scrap or abandoned metal, paper, building materials and equipment, bottles, glass, appliances, furniture, beds and bedding, rags, rubber, motor vehicles and parts thereof or other waste that has been abandoned from its original use and may be used again in its present or in a new form.

**6.1.7.33. Junkyard**

A parcel of land on which junk is collected, stored, salvaged, or sold.

**6.1.7.34. Land Use, Commercial**

An occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee as opposed to the public land use and defined in Article 3 herein.

**6.1.7.35. Light Vehicles**

Vehicles weighing no more than a standard pick-up truck.

**6.1.7.36. Lodge, Fraternal Order or Club**

A hall or meeting place of a local branch or the members composing such a branch of a fraternal order or society, such as the Lions, Masons, Knights of Columbus, Moose, American Legion or other similar organization. Serving food is permitted, and the sale of alcoholic beverages is subject to review by the Zoning Commission and to all applicable federal, state and City regulations.

**6.1.7.37. Manufacturing**

Establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products and the blending of materials such as oils, plastics, resins or liquors.

**6.1.7.38. Nursing Home (see also Institutional Housing)**

A home for the aged, chronically ill or incurable persons in which three or more persons not of the same immediate family are received, kept or provided with food and shelter for compensation, not including hospitals, clinics or similar institutions that are devoted to the diagnosis and treatment of the sick or injured.

**6.1.7.39. Office**

A room or group of rooms used for conducting the day-to-day affairs of a business, profession, service, industry or government.

**6.1.7.40. Permitted Use**

A land use that is classified in a specific zoning district without conditions for review by the zoning commission or by the City Council.

**6.1.7.41. Plant Nursery**

Land or structures used to store flowers, shrubs and plants primarily in containers, and other gardening associated products, for sale in retail or wholesale trade.

**6.1.7.42. Repair, Major**

Any alterations to the primary mechanical components or body parts of automotive or mechanical equipment.

**6.1.7.43. Repair, Minor**

Those activities necessary for the routine maintenance of automotive or mechanical equipment.

**6.1.7.44. School, Vocational-Technical, Trade or Industrial**

A public or private establishment offering training to students in the skills required for the practice of trades, technical enterprises and industrial occupations.

**6.1.7.45. Ship's Store**

An accessory use in a marina, for the sale of articles for the operation and routine maintenance of private recreation boats.

**6.1.7.46. Sorority/Fraternity Residence**

A dwelling or dwelling unit maintained exclusively for sorority or fraternity members and their guests or visitors, affiliated with an academic or professional college, university or other educational institution.

**6.1.7.47. [Reserved]**

**6.1.7.48. [Reserved]**

**6.1.7.49. Theater**

A building or part of a building devoted to showing motion pictures or for dramatic, musical or other live performances before an audience.

**6.1.7.50. Transit Depot**

Areas designated as primary transfer points in public transit routes or reserved for hired transportation.

**6.1.7.51. Wholesale Trade**

Establishments that are primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional or professional business users, or to other wholesalers, or acting as agents or brokers, buying merchandise for or selling merchandise to such individuals or companies.

**6.2. RESIDENTIAL USE CLASSIFICATIONS**

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons.

**6.2.1. Single-Family Residential**

The use of a site for only one (1) dwelling unit, other than a mobile or manufactured home.

**6.2.2. Cluster Residential**

A residential development where a reduction in individual residential lot area and dimensional requirements does not increase the density or total number of units permitted for the tract as a whole and where the remaining land area that results from grouping the dwellings is dedicated to common or public open space or the preservation of environmentally sensitive areas.

**6.2.3. Duplex Residential**

The use of a site for two dwelling units, other than a mobile homes, within a single building.

**6.2.4. Two-Family Residential**

The use of a site for two dwelling units, other than mobile homes, each in a separate building.

**6.2.5. Townhouse Residential**

The use of a site for two or more townhouse dwelling units, constructed with common or abutting walls and with each unit located on a separate subdivided parcel of ground within the total development site, providing for the individual ownership of each unit and the parcel of ground upon which it rests, as well as the direct or indirect ownership by all the unit owners on a proportional, undivided basis the common areas and facilities serving all dwelling units within the townhouse group.

**6.2.6. Condominium Residential**

The use of a site for a building or group of buildings forming a series of attached dwelling units constructed with common or abutting walls and located on a commonly owned site, where the units are owned individually and the land, structure(s), common areas and facilities are owned directly or indirectly by all the unit owners on a proportional, undivided basis.

**6.2.7. Multiple-Family Residential**

The use of a site for three (3) or more dwelling units, within one (1) or more buildings including condominium and cluster residential.

**6.2.8. Congregate Living Residential**

The use of a site for three or more dwelling units within one or more buildings in conjunction with a communal kitchen/dining facility and other personal services provided for the convenience of the residents of the site only. Typical uses include congregate housing facilities such as elderly housing and group homes for handicapped and retirement communities with a communal kitchen/dining facility.

Congregate living developments may furnish services to their permanent residents similar to those services furnished by hotels, including accessory uses such as home health services, meals, maid and linen services, grocery and drug stores and banking services, provided such uses are located in and accessed from entirely within the facility with no direct entrance from the street nor visibility from the outside of the facility indicating the existence of these services.

**6.2.9. Community Residential**

The use of a site for the providing of residential living accommodations on a weekly or longer basis for individuals not in need of personal care facilities within a structure with one (1) communal kitchen/dining facility for groups of more than six (6) persons not defined as a family. Typical uses include fraternity or sorority houses, dormitories, residence halls, retirement homes, cooperatives, halfway houses or boarding houses. Community Residential developments may furnish services to its permanent residents similar to those services furnished by hotels, including accessory uses such as home health services, meals, maid and linen services, grocery and drug stores and banking services, provided such uses are located in and accessed from entirely within the facility with no direct entrance from the street nor visibility from the outside of the facility indicating the existence of these services.

**6.2.10. Mobile Home Residential**

The use of a site for the residential occupancy of mobile home units. Typical uses include mobile home parks, mobile home subdivisions, or mobile home condominiums.

**6.2.11. Accessory Residential**

A residential structure, other than a mobile home or a portable building, accessory to the principal commercial, institutional or industrial use on the same site. Typical uses include living quarters for the

residential manager of a warehousing facility or the caretaker responsible for 24-hour supervision of a building or principal use.

#### **6.2.12. Boathouse Residential**

Residential living unit containing a minimum of 600 square feet of living area constructed partially over the edge of land or over water within a boat slip or dock.

### **6.3. CIVIC USE CLASSIFICATIONS**

Civic use types include the performance of utility, educational, recreational, cultural, protective, governmental, and other services which are strongly vested with public or social importance.

#### **6.3.1. Administrative Services**

The use of a site for offices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles. Typical uses include federal, state, parish and City offices.

#### **6.3.2. Cemetery**

Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

#### **6.3.3. Club or Lodge**

A use providing meeting, recreational, or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations but exclude any residential uses or sale of goods or services for profit.

#### **6.3.4. College and University Facilities**

The use of land for an educational facility which offers a course of study associated with the issuance of a degree and typically including classroom and lab facilities, research services, housing facilities, parking facilities and recreational amenities.

#### **6.3.5. Community Parking Facilities – Surface and Single-Story**

The use of a site for publicly owned or privately owned parking services including single-story parking garages and parking lots that serve the public at large and for which no fee is charged for use by the public.

#### **6.3.6. Community Parking Facilities – Multi-Story Structures**

The use of a site for publicly owned or privately owned parking services within structures that accommodate two or more vertical levels of parking that serve the public at large and for which no fee is charged for use by the public.

#### **6.3.7. Community Recreation**

The use of a site for public or private recreational, social, or multi-purpose uses typically associated with parks, playfields, golf courses, swimming and tennis facilities and community recreation buildings or public open space.

#### **6.3.8. Convalescent Services**

A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services, and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable diseases.

**6.3.9. Cultural Services**

A library, museum, performing arts center or similar registered non-profit organizational use performing or displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

**6.3.10. Day Care Centers, Preschools, Nursery Schools (Public)**

A state licensed and non-profit organization operating a facility providing supervisory or day care services to children or adults, excluding overnight care and public or private primary and/or secondary educational facilities. A day care center at a religious institution providing services at times other than in conjunction with the primary use (for religious purposes) of the site shall be considered a public day care center.

**6.3.11. Essential Services**

Uses which are necessary to support principal development and involve only minor structures such as lines and poles, phone booths, fire hydrants, bus stops, benches, mailboxes and other similar essential facilities.

**6.3.12. Guidance Services**

A use providing counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition, on a daytime care basis.

**6.3.13. Group Care Facilities**

The use of a site to provide living accommodations in facilities authorized, certified, or licensed by the state to provide room, board and personal care in a facility with one (1) communal kitchen/dining facility for more than six individuals not defined as a family who are unable to care for themselves due to physical disability, mental disorder or for dependent or neglected children, excluding those uses classified as Major Impact Services and Utilities. Typical uses include nursing homes, alcohol and drug rehabilitation facilities and intermediate care facilities.

**6.3.14. Hospital Services (General)**

A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

**6.3.15. Hospital Services (Limited)**

A facility providing medical, psychiatric, or surgical services for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, training, administration and services to out-patients, employees or visitors.

**6.3.16. Major Impact Services and Utilities**

Municipal or private services and utilities which have substantial impact. Typical uses are sanitary landfills, airports, railroad lines, detention and correctional institutes, mass transit waiting stations or turnarounds, and included spectator sports and entertainment with a capacity for 300 or more, such as large exhibition halls or sports stadiums.

**6.3.17. Minor Impact Utilities**

Municipal or private utilities which have a local impact on surrounding properties and are necessary to provide essential services. Typical uses are sewerage lift stations, electrical and gas distribution substations, and radio, microwave, and telephone transmitters.

**6.3.18. Postal and Parcel Delivery Services**

Mailing services and processing as traditionally operated or leased by the United States Postal Service and includes United Parcel Service and other similar facilities.

**6.3.19. Public and Private Primary Educational Facilities Including Kindergarten, Elementary, Middle and Junior High School**

A public, private or parochial school offering instruction at the kindergarten, elementary, middle, and junior high school level in the branches of learning and study required to be taught in the public schools of the state of Louisiana.

**6.3.20. Public and Private Secondary Educational Facilities Including Senior High School**

A public, private or parochial school offering instructions at the senior high school levels in the branches of learning and study required to be taught in the public schools of the state of Louisiana.

**6.3.21. Public Recreation and Park Services**

Publicly owned and operated parks, playgrounds, recreation facilities and open space.

**6.3.22. Public Safety Services**

The providing of public protection by a district or entity pursuant to fire, life, and safety code sections together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, and ambulance services.

**6.3.23. Religious Assembly**

Religious services involving public assembly such as customarily occur in synagogues, temples, and churches, but excluding day care facilities except when provided in conjunction with the primary use of the site.

**6.4. COMMERCIAL USE CLASSIFICATIONS**

Commercial use types include the sale, rental, servicing, and distribution of goods; and the provision of services other than those classified as Industrial or Civic Uses.

**6.4.1. Administrative and Business Offices**

Offices or private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

**6.4.2. Adult Uses**

Establishments in which adult materials constitute a substantial portion of the stock-in-trade, entertainment or performances or adult encounter establishments.

Inclusion in these land use regulations of a classification of adult uses is intended for the purpose of reasonable and proper regulation of land uses within the City of Mandeville. The inclusion of adult uses in this classification of land uses is not intended in any way to announce, establish or describe the contemporary standards of this community regarding any specific use which is defined herein as an adult use. Nothing herein shall in any way limit or prevent the City of Mandeville or any other governmental agency or unit with appropriate jurisdiction from regulating or prohibiting any adult uses

to the extent permitted by law or from enforcing any laws or ordinances relative to any conduct or activity that may be defined by these regulations as an adult use.

#### **6.4.3. Agricultural Sales and Services**

Establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, feed and grain stores, and tree service firms.

#### **6.4.4. Art and Craft Studio (Limited)**

A use involving the production of works of art by individuals and their assistants, not to exceed one (1) assistant per individual, and the incidental sale to consumers of these works produced on site. Such use shall be placed and operated in such a manner that the adjoining property owners or tenants are not inconvenienced by external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste runoff.

#### **6.4.5. Art and Craft Studio (General)**

A use involving the production of works of art by individuals and the incidental sale to consumers of those works produced, limited to the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding 8 kilowatts.

#### **6.4.6. Animal Kennels**

Boarding and care services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels and dog training centers.

#### **6.4.7. Animal Sales and Services (Limited)**

Retail sales, veterinary services, outdoor kennels, grooming, and boarding when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and uses for livestock and large animals.

#### **6.4.8. Animal Sales and Services (General)**

Veterinary services and boarding for livestock, horses or large animals. Typical uses include boarding stables for horses not owned by the occupants of the premises, and veterinary hospitals for livestock and large animals.

#### **6.4.9. Automotive and Equipment (A&E) Services - Washing**

Washing and cleaning of automobiles and related light equipment. Typical uses include auto laundries, car washes or auto detail services.

#### **6.4.10. A & E Services - Fuel Station**

Fuel dispensing stations, primarily self-serve, with lubricants and associated automotive products for self dispensing. Typical uses include self-serve stations and fuel islands in conjunction with convenience stores.

#### **6.4.11. A & E Services - Auto Service Station**

Any premises where fuel and other petroleum products are sold to light vehicles and/or light maintenance activities such as engine tune-ups, lubrication, motor repairs and carburetor cleaning are conducted. Service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body/fender work are conducted.

**6.4.12. A & E Services - Truck Service Station**

Stations for the provision of fuel, lubricants and associated products, servicing and minor repairs, truck washing and driver related services such as food and lodging. Typical uses are truck stops.

**6.4.13. A & E Services - Commercial Parking - Surface and Single-Story**

Parking of motor vehicles in parking lots or single story parking structures on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or parking garages for automobiles.

**6.4.14. A & E Services - Commercial Parking - Multi-Story**

Parking of motor vehicles in structures that accommodate two (2) or more vertical levels of parking on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use.

**6.4.15. A & E Services -Sales and Rentals**

Sale or rental of automobiles, non-commercial trucks or trailers, capable of being pulled by automobiles, motorcycles, recreational vehicles or boats, including incidental storage, maintenance and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, boat, trailer and recreational vehicle dealerships, auto and trailer rental agencies and taxicab parking, dispatching and fleet storage.

**6.4.16. A & E Services - Equipment Sales**

Sale or rental of trucks of one (1) ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships, construction equipment dealerships, and mobile home sales establishments.

**6.4.17. A & E Services - Auto and Equipment Repair (Enclosed)**

Repair of automobiles, trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts in an enclosed area screened from view of any adjacent streets or property. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling or salvage.

**6.4.18. A & E Services - Repair**

Repair and storage of automobiles, motorcycles, recreational vehicles, boats, trucks, tractors, 134 construction equipment, agricultural implements, and similar heavy equipment. Typical uses include auto repair facilities in unenclosed areas, truck repair garages, tractor and farm implement repair services, and machine shops, but exclude dismantling and salvage.

**6.4.19. A & E Services - Vehicle Storage (Enclosed)**

Storage of operating or non-operating vehicles, recreation vehicles and boats in an enclosed area screened from view of any adjacent streets or property. Typical uses include storage of private parking tow-away or impound yards, short term storage of towed vehicles awaiting insurance claims adjustment, storage of recreation vehicles and boats, excluding dismantling or salvage.

**6.4.20. Building Maintenance Services**

Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

**6.4.21. Business Support Services - General**

Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to business firms (not individuals), but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms.

**6.4.22. Business Support Services - Limited**

Establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to business firms rather than individuals, where the storage of goods other than samples is prohibited, no more than two (2) vehicles are stored over night, where no more than six (6) vehicles are dispatched, and no vehicles greater than two (2) ton rated capacity shall be stored or dispatched. Typical uses include secretarial services, telephone answering services, or blueprint services.

**6.4.23. Business or Trade School**

A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.

**6.4.24. Commercial Recreation - Indoor Sports**

Establishments or places of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators within an enclosed building. Typical uses include athletic clubs, bowling alleys, billiard parlors, ice and roller skating rinks, amusement arcades, electronic video games and indoor racquetball courts.

**6.4.25. Commercial Recreation - Outdoor Sports**

Establishments or places of business primarily engaged in the provision of sports or recreation facilities in open, partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and outdoor racquetball courts.

**6.4.26. Commercial Recreation - Indoor Entertainment**

Predominantly spectator and participant uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls, bingo halls, event centers and dance and reception halls.

**6.4.27. Commercial Recreation - Outdoor Entertainment**

Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities, and amusement parks.

**6.4.28. Communications Services**

Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as Major Impact Utilities. Typical uses include television studios, telecommunication service centers or telegraph service offices, and film and sound recording studios.

**6.4.29. Construction Sales and Services**

Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware; but excludes those classified as one of the Automotive and Equipment Services use types. Typical uses include building materials stores, tool and equipment rental or sales, or building contractors.

**6.4.30. Construction Sales and Services (Enclosed)**

Construction sales and services uses as described herein conducted entirely within an enclosed area screened from view of any adjacent streets or property.

**6.4.31. Consumer Repair Services**

Establishments primarily engaged in the provision of repair services, conducted entirely within an enclosed area, for individuals and households rather than firms, but excluding Automotive and Equipment Services use types. This use classification does not include any outdoor storage of appliances or equipment. Typical uses include small appliance and washer repair shops, watch or jewelry repair shops, or musical instrument repair shops.

**6.4.32. Convenience Storage**

A building or group of buildings in a controlled access compound consisting of individual, small, self-contained units that are leased or owned primarily for the storage of the personal effects and household goods of individuals and for storage of materials for the operation of businesses located elsewhere, excluding materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions. Incidental uses in convenience storage facilities may include the repair and maintenance of stored materials, excluding automobiles or other vehicles, by the tenant but in no case may storage spaces function as an independent retail, wholesale, business or service use. In addition, spaces shall not be used for workshops, hobby shops, manufacturing, or similar uses and human occupancy of said space shall be limited to that required to transport, arrange, and maintain stored material. Typical uses include mini-warehousing.

**6.4.33. Day Care Centers - Commercial**

Private for-profit businesses, whether licensed by the state or not to provide daytime care of children or adults, excluding overnight care and public or private primary and/or secondary educational facilities. Typical uses include child care centers.

**6.4.34. Exterminating Services**

Services related to the eradication and control of rodents, insects, and other pests with incidental storage on lots other than where the service is rendered.

**6.4.35. Financial Services**

Institutions licensed, and regulated by state or federal regulations primarily engaged in providing financial and banking services. Typical uses include banks, homesteads, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services.

**6.4.36. Food Sales**

Establishments primarily engaged in the retail sale of food or household products for home consumption. Typical uses include grocery stores (including the sale of alcohol in containers for off-premise consumption) where (a) revenue from the sale of groceries comprises at least 51% of the gross income of the establishment, and (b) at least 51% of the total display or shelf space is devoted to products other than alcohol. Typical uses include grocery stores, delicatessens, meat markets, retail bakeries, and candy stores.

**6.4.37. Funeral Services**

Establishments engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries. 137

**6.4.38. General Retail Sales (Convenience)**

An establishment for the sale or rental of commonly used goods and merchandise for personal or household use, but excludes those classified more specifically herein. Typical uses include apparel stores, or establishments providing the following products or services: household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; apparel, jewelry, fabrics, and like items; cameras, photography services; household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts, antiques, interior decorating services, office supplies; and bicycles.

**6.4.39. General Retail Sales (General)**

An establishment for the sale or rental of commonly used goods and merchandise for personal or household use excluding those uses specifically classified herein. Typical uses include department stores, discount stores, or establishments providing the following products or services: paint, wallpaper, carpeting and floor covering; and automotive parts and accessories, excluding service and installation.

**6.4.40. General Retail Sales (Bulk)**

A general retail establishment engaging primarily in the sale or rental of large and/or bulky items such as household appliances or home furnishings which require a greater square footage of retail area for display of merchandise than general retail establishment.

**6.4.41. Lodging (Transient) - Bed and Breakfast Inn**

A dwelling unit having no more than one (1) culinary facility where no more than six guest rooms for short-term lodging and at least one (1) meal per day are provided for compensation and where the operator of the inn is a resident on the premises.

**6.4.42. Lodging (Transient) - Bed and Breakfast Residence**

An owner-occupied dwelling unit having no more than one (1) culinary facility and no more than two guest rooms where short-term lodging with continental breakfast only is provided for compensation by the owner/operator of the residence.

**6.4.43. Lodging (Transient) - Campground**

Camping facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents. Typical uses include recreation vehicle parks.

**6.4.44. Lodging (Transient) - Hotel/Motel**

A facility offering transient lodging accommodations on a daily or weekly rate to the general public with or without providing additional services, such as restaurants, meeting rooms, and recreational facilities available to guests of the facility or the general public. Typical uses include hotels, motels, and transient boarding houses.

**6.4.45. Laundry Services - Coin-Operated**

Establishments primarily engaged in the provision of coin-operated laundry machines to the general public with or without the incidental provision of laundry processing services for individuals by an attendant in the facility.

**6.4.46. Laundry Services - Neighborhood**

Establishments primarily engaged in the provision of laundering and pressing services for individuals at the site of a laundry and dry cleaning pick-up station where dry cleaning services are provided at an off-premise dry cleaning plant.

**6.4.47. Laundry Services - Commercial**

Establishments primarily engaged in the provision of laundering services for commercial establishments and for off-premise laundry pick-up stations. Typical uses include bulk laundry, diaper services, or linen supply services.

**6.4.48. Marine Services - Boat Fuel Area**

An area for the storage and dispensing of oil and fuel for the servicing of recreational boats, which does not exceed 20,000 gallons in storage capacity and meets all state and federal safety guidelines.

**6.4.49. Marine Services - Boat Sales/Service**

Establishments for the sale, rental, servicing and routine maintenance, including cleaning and minor topside painting only, of recreational boats and accessories for recreational purposes. Typical uses include boat sales and service facilities.

**6.4.50. Marine Services - Boat Repairs**

Establishments for the repair of recreational boats including the painting of boat bottoms, entirely within an enclosed facility and including a boat lift not to exceed twenty-five (25) tons in capacity.

**6.4.51. Marine Services - Commercial and Charter Fishing**

Private establishments providing facilities for the docking and departure of commercial and charter fishing, shrimping or crab boats including accessory parking facilities.

**6.4.52. Marine Services - Incidental Storage**

Facilities, located on the same premises with marina facilities and utilizing 20% or less of the total premises, for the dry storage of recreational boats and the storage of personal effects of individuals when such facilities are provided as an incidental service to the tenants of marina boat slips.

**6.4.53. Marine Services - Marinas**

A boat basin or harbor for renting to the general public of recreational boat moorings and the mooring of official craft, including incidental uses such as marine sanitation devices, sanitary restrooms and dock master facilities.

**6.4.54. Marine Services - Retail**

Establishments for the retail sales of marine associated items including fresh seafood, bait and tackle, boat hardware and equipment, ice, soft drinks, foodstuffs and alcoholic beverages, subject to licensing requirements. Typical uses include ship's stores, chandlery, sail lofts, dockside convenience stores and retail seafood stores.

**6.4.55. Marine Services - Restaurants/Transient Lodging**

Establishments providing for the preparation and service of food for on-premise consumption at tables and/or transient lodging, located adjacent to, and accessible to patrons by, a navigable waterway and including the provision of temporary mooring facilities for patrons arriving by boat as well as parking facilities for patrons arriving by vehicle and including the delivery of seafood for consumption on the site by means of the navigable waterway. Typical uses include boatels and waterfront restaurants.

**6.4.56. Marine Services - Yacht Clubs**

A private community recreation facility accessible by water or associated with a marina facility either on the premises or in close proximity.

**6.4.57. Medical Services**

Establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing and analysis services, but excluding those medical services classified as any civic or residential use. Typical uses include medical offices, dental laboratories, or health maintenance organizations.

**6.4.58. Medical Laboratory and Non-patient Services:**

Establishments conducting medical tests and providing other medical support services that do not involve on-site patient visits.

**6.4.59. Mixed Use**

A use including residential and non-residential primary uses on a single lot or within a single development plan area. Primary uses are those that occupy a substantial percentage of the floor area, but not less than ten (10) percent, are viable without the other uses and independently accessible.

**6.4.60. Personal Improvement Services**

Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include secretarial schools, driving schools, health or physical fitness studios, reducing salons, dance studios, personal computer training, handicraft and hobby instruction.

**6.4.61. Personal Services**

Establishments or places of business primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, seamstress, tailor, shoe repair shops, or dry cleaning and laundry pick-up stations.

**6.4.62. Research Services**

Establishments primarily engaged in research of an industrial or scientific nature which is generally provided as a service or which is conducted by and for a private firm, but excludes medical testing and analysis and product testing. Typical uses include electronics research laboratories, environmental research and development firms, or pharmaceutical research labs.

**6.4.63. Restaurants - Drive-In**

A retail outlet where food or beverages are sold and served, to a substantial extent, for consumption by customers in parked motor vehicles and where the food order is placed from an individual station at the parked vehicle.

**6.4.64. Restaurants - Fast-Food**

An establishment which offers quick food service, accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not taken at a customers' table and food is generally served in disposable wrapping or containers. Fast food establishments may or may not deliver food or beverages to customers in motor vehicles at drive-up windows.

**6.4.65. Restaurants - Outdoor Fast-Food**

A fast-food restaurant establishment without indoor seating where prepared food is sold for consumption either off the premises or on the premises in outdoor seating areas provided by the establishment for the use of patrons. Typical uses include snow ball stands and sandwich shops.

**6.4.66. Restaurants - Sit-Down**

A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, where the customer consumes these foods while seated at tables or counters where alcoholic beverages may be served to dining patrons from a service bar (not accessible to patrons) and where there typically is not a rapid turnover of clientele. Special events center services considered to be allowed accessory uses to sit-down restaurants.

**6.4.67. Restaurants - Sit-Down with Lounge**

A sit-down restaurant establishment utilizing up to 25% of area accessible to patrons as a lounge for the serving and consumption of alcoholic beverages.

**6.4.68. Swap Meets - Enclosed**

The display, exchange, barter, or sale of new or used common household items or office equipment and furnishings, entirely within an enclosed structure or screened from view of any adjacent streets or property, on a regular basis. Typical uses include flea markets where clothing, personal effects, household furnishings, and household appliances are sold or otherwise exchanged.

**6.4.69. Swap Meets - Unenclosed**

A swap meet conducted in an unenclosed area visible from the street right of way or adjacent property.

**6.4.70. Shopping Center**

An integrated group of three (3) or more commercial establishments that are planned, owned and/or managed as a unit.

**6.4.70.1. Shopping Center - Neighborhood**

A Shopping Center consisting of uses permitted within the district in which it is located and a maximum of 15,000 square feet of gross leasable area.

**6.4.70.2. Shopping Center - Minor**

A Shopping Center consisting of uses permitted within the district in which it is located and between 15,000 and 100,000 square feet of gross leasable area.

**6.4.70.3. Shopping Center - Major**

A Shopping Center consisting of uses permitted within the district in which it is located and greater than 100,000 square feet of gross leasable area, or a multi- or single-tenant commercial building with more than 100,000 square feet located with a Commercial Unit.

**6.4.71. Special Events Center**

A privately owned building or site that is available to be rented, leased or commissioned to accommodate gatherings of people for events, including, but not limited to weddings, convocations, celebrations, fundraisers or wakes, whether conducted within, outside or both inside and outside a building as a principal or accessory use.

**6.4.72. Reserved****6.4.73. Tavern - Bar or Lounge**

Any premises where the principle business is the sale of alcoholic beverages at retail for consumption on the premises, where minors are excluded therefrom by law, and where incidental service of food may or

may not occur, provided an excess of 25% of the patron area is used for the consumption of alcoholic beverages. Typical uses include cocktail lounges and piano bars.

#### **6.4.74. Tavern - Night Club**

A tavern in which a dance floor or dance area is provided for patron use.

### **6.5. INDUSTRIAL USE CLASSIFICATIONS**

#### **6.5.1. Basic Industrial**

A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or scrap and salvage operations engaged in the storage, sale, dismantling or other processing of used, source separated, or waste materials which are not intended for reuse in their original form, or a use engaged in storage of, or manufacturing processes utilizing flammable or explosive materials, or storage or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions. Typical uses include dry cleaning plants, auto salvage and junk yards.

#### **6.5.2. Custom Manufacturing**

Establishments, in an enclosed area without outside open storage of materials or equipment, primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding 8 kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, woodworking and candle-making shops or custom jewelry manufacturing and instructional studios for similar arts and crafts.

#### **6.5.3. Light Manufacturing (Enclosed)**

A use, conducted entirely within an enclosed area and with any outside storage of materials or equipment screened entirely from view of any adjacent streets or property, engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial uses. Typical uses include millworks and automotive body shops.

#### **6.5.4. Light Manufacturing (Open)**

Light manufacturing establishments as described under Light Manufacturing (Enclosed) which are conducted outside of fully enclosed facilities.

#### **6.5.5. Old Town Manufacturing**

Those light manufacturing uses similar to those listed below which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, lint, odor, heat or glare, than that which is generally associated with light industries of the types specifically permitted below and which are engaged in the manufacture, predominantly from previous prepared materials, of finished projects or parts, including processing, fabrication, assembly, treatment, and packaging of such projects, and incidental storage, sales, and distribution of such projects, but excluding basic industrial uses and automotive body shops or automotive uses. Uses shall be conducted entirely within an enclosed area. Any outside storage of materials or equipment, including vehicles shall be screened from view of any adjacent streets or property,

1. Manufacture of assembly and sale of medical and dental equipment, draft, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic apparatus.

2. Beverage blending or bottling, bakery products, candy manufacture, dairy products, and ice cream, distilling of beverages but no fruit and vegetable processing and canning, packing and processing of fish, meat, and poultry products, or slaughtering of poultry or animals.
3. Manufacture of furniture, boxes, cabinets, doors, windows, baskets, and other wood products of similar nature. Typical uses include millworks.
4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products.

#### **6.5.6. Research Services - Hazardous**

Establishments engaged in research of an industrial or scientific nature which is generally provided as a service or which is conducted by and for a private firm, including medical testing and analysis, and product testing. Typical uses include bio-medical research and testing of materials that are hazardous or produce hazardous by-products.

#### **6.5.7. Resource Extraction**

A use involving the on-site extraction of surface or subsurface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, oil and gas extraction, and mining operations.

#### **6.5.8. Wholesale, Storage and Distribution - Light**

Wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors of manufactured products and food products, including seafood; business and industrial storage warehouses or moving and storage firms.

#### **6.5.9. Wholesale, Storage and Distribution - Heavy**

Open air storage, distribution and handling of materials and equipment. Typical uses include stone or prefabricated concrete yards, grain elevators, off-shore equipment storage related to the oil industry.

### **6.6. AGRICULTURAL USE CLASSIFICATIONS**

#### **6.6.1. Animal Production**

The raising of animals or production of animal products such as eggs or dairy products, on an agricultural or commercial basis. Typical uses include raising and breeding of livestock, grazing, ranching, dairy farming and poultry farming for other than personal use.

#### **6.6.2. Animal Waste Processing**

A use primarily involved in the processing of animal waste by-products, including but not limited to animal manure, animal bedding waste, and similar by-products of an animal raising agricultural operation, for use as a commercial fertilizer or soil amendment and including composting for commercial purposes.

#### **6.6.3. Aquaculture**

Premises primarily devoted to aquacultural research and specialties and also including the raising of seafood including catfish and crawfish farms.

#### **6.6.4. Horticulture - Cultivation**

Premises primarily devoted to the cultivation of plants such as flowers, shrubs and trees intended for ornamental or landscaping purposes and sold wholesale.

**6.6.5. Horticulture - Storage**

Premises primarily devoted to the storage of plants such as flowers, shrubs, and trees intended for ornamental or landscaping purposes, primarily in containers and sold wholesale only.

**6.6.6. Horticulture-Storage (Enclosed)**

Premises primarily devoted to the storage of plants such as flowers, shrubs, and trees intended for ornamental or landscaping purposes, primarily in containers for wholesale or retail trade, with all materials and equipment, other than the plants themselves, stored in areas fully enclosed or screened from view of any adjacent street or property.

**6.6.7. Packing and Processing - Limited**

The packing or processing of agricultural crops, animals, and their by-products which were produced or grown on the premises and which entails more than picking, cutting, sorting, and boxing or rating, but does not include canning, rendering, tanning, or reduction of meat.

**6.6.8. Packing and Processing - General**

The packing or processing of agricultural crops, animals, and their by-products regardless of where they were produced or grown and which entails more than picking, cutting, sorting, and boxing or rating, but does not include canning, rendering, tanning, or reduction of meat.

**6.6.9. Row and Field Crops**

Premises primarily devoted to the cultivation of agricultural products grown in regular or scattered patterns such as vines, field, forage, and other plant crops intended to provide food or fibers.

**6.6.10. Tree Crops**

Premises primarily devoted to the cultivation for other than personal use of tree grown agricultural products such as orchards for peaches and oranges.

**6.7. COMBINED USE CLASSIFICATIONS****6.7.1. Combined Uses - Residential/Office**

A combination of those use classifications separately listed as permitted by right in the district and in accordance with the Special Use Criteria for Combined Uses as provided in Article 8.

**6.7.2. Combined Uses - Residential/Commercial**

A combination of those use classifications separately listed as permitted by right in the district and in accordance with the Special Use Criteria for Combined Uses as provided in Article 8.

**6.7.3. Planned Combined Use**

A combination of principal uses from the same or different broad use classifications categories located on the same site in a district planned for a combination of uses subject to a site plan review process. A typical planned combined use may be a combination of multi-family and single-family residential uses on a single development site in the Planned Combined-Use District or a combination of several different use classification types such as a marina and a boatel or a marina and residential duplexes on the same site in a Planned Marina District.

**6.8. ACCESSORY USE CLASSIFICATIONS****6.8.1. Accessory Uses (General)**

Accessory uses shall be those uses incidental to, and on the same lot as, a principal use as defined in Article 3 herein under Accessory Building or Use, and subject to all regulations for accessory uses

provided in these regulations or any other regulations of the City or state. Accessory uses may only occur subsequent to the commencement of occupancy of the principal use on the same site.

**6.8.2. Accessory Uses (Home Occupation)**

The use of a residence for a home occupation as defined, within the guidelines of the requirements for the permitting of Special Use Criteria.

**6.8.3. Accessory Uses - Residential**

The following activities are specifically regarded as accessory to residential principal uses and may only occur subsequent to the occupancy of the principal structure:

1. Incidental storage of household items or yard maintenance equipment owned by the occupant of the principal structure.
2. Offices or studios for personal use within an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on personal business or artistic activities of a non-commercial nature, so long as such activities do not fall within the definition of a home occupation.
3. Hobbies or recreational activities of a noncommercial nature.
4. The renting out, on a monthly or longer basis, of one (1) room within a dwelling unit to not more than two persons who are not part of the family that resides in the dwelling unit, provided the room is not equipped with cooking facilities.
5. Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than three (3) days (whether consecutive or not) during any 90 day period.

**6.8.4. Signs Accessory Uses - On-Premise**

The use of a site for the erection of any on-premise sign as defined and in accordance with the regulations for sign uses provided in Article 10 or elsewhere herein.

**6.8.5. Signs Accessory Uses - Off-Premise Signs**

The use of a site for the erection of any off-premise sign as defined and in accordance with the regulations for off-premise sign uses provided in Article 10 or elsewhere herein.

**6.8.6. Accessory Use - Outdoor Dining**

Outdoor seating and tables for a restaurant that is otherwise allowed within the applicable zoning district and complies with applicable district regulations.

