

**Allowed and Conditional Principal Uses
for PUD-BP
(Planned Unit Development - Business Professional)**

Provides for the construction of planned business and professional centers, or mixed thereof

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Use Classification	Specific Use Type	Use Allowance	Additional Regulations Found in the Land Development Code
AGRICULTURE USE			
Agriculture	Crop Production pasture grazing land, poultry hatcheries, fish hatcheries, dairy farms, ranching		
	Permanent roadside stand		
Agriculture Services	Feed Store	A	
Horticulture and Nurseries	Greenhouse/ nursery with retail sales	A	Sec. 5.2.17
	Greenhouse/ nursery without retail sales		
COMMERCIAL USES			
Adult Businesses	Massage Parlor	A	Sec. 5.2.1
	All Others	A	Sec. 5.2.1
Animal Services	Animal Boarding (Kennels) and Training		Sec. 5.2.20
	Animal Hospital	C	
	Veterinary Offices or Clinics	A	Sec. 5.2.38
Building Materials & Services (Retail)	Landscape Equipment, Hardscape Materials	C	Sec. 5.2.8
	All Others	C	Sec. 5.2.8
Businesses Services	Courier Services	A	
	All Others	A	
Catering Services		A	
Convenience Lending Operations	Pawnbroker		Sec. 5.2.9
	Payday Lender		Sec. 5.2.9
	All Others (e.g., check cashing business and title lender)	A	Sec. 5.2.9
Eating and Drinking Establishments	Fast Food Restaurant	A	Sec. 5.2.12 & 14 Sec. 8.6.5
	Fast Food Restaurant with Drive Thru	A	Sec. 5.2.14
	Restaurant	A	Sec. 5.2.12
	Bar, Tavern, Night Club	A	Sec. 5.2.12
Financial Institutions	No Drive-in Facilities	A	Sec. 5.2.15
	With Drive-in Facilities	C	
Food and Beverage	Convenience Store	A	Sec. 5.2.10
	Grocery Store	A	
	Farmers Market	A	
	All Others (e.g., delicatessen, retail bakery, specialty food market)	A	

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Funeral and Internment Services	Funeral Homes and Mortuaries	A	
	Crematoriums		
Office	Business or Professional (including medical/dental offices/clinics)	A	Sec. 5.2.24
Personal Services	Instructional Services, Studios	A	
	All Other	A	
Recoding Studio, Radio, T.V. Studio		A	
Recreation or Amusement Facilities, Private	Indoor	A	Sec. 5.2.26
	Outdoor Playing Fields		
	Outdoor Bungee Jumping		
	Outdoor Swimming Pools		
	Outdoor Ice Skating Rinks		
	Outdoor - All Others	C	
	Riding Academies and Stables	A	
Repair Services (NOT Including Vehicles)	Furniture and Major Household appliance repair	A	Sec. 5.2.27
	All Other	A	Sec. 5.2.27
Retail Establishments	Firewood Storage and Sales		
	Outdoor Retail Display and Sales		Sec. 6.5.12
	Regional Shopping Center	A	
	Retail Establishments Large (25,000 sq. ft. GFA or Larger)	A	Sec. 6.9
	All Other Retail Less than 25,000 sq. ft. GFA	A	Sec. 5.2.28 Sec. 6.9
	Small Retail Recycling Establishment (less than 35,000 sq. ft.)		
	Used Merchandise Store - Inventory Primarily Donated	A	
	Used Merchandise Store - Inventory Primarily Non - Donated	A	
	Used Merchandise Donation Center	A	
Telecommunications Facilities and Satellite Dish Antennas	Radio and Television Transmission Tower		Sec. 5.2.32
	Freestanding Towers	C	Sec. 5.2.32
	Other Facilities	A	Sec. 5.2.32

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Vehicle and Equipment Sales and Services	Automobile Rentals	C	Sec. 5.2.3
	Automobile Washing Facility	A	Sec. 5.2.4
	Limited Equipment Rental	A	
Vehicle and Equipment Sales and Services	Motor Vehicle Dealer/Sales, New and Used (includes RV's, Trailers, Mobile Homes)		
	Motor Vehicle Showroom (interior display)	A	Sec. 4.6.3.4
	Service Stations (Minor repairs included)	C	Sec. 5.2.10
	Vehicle or Automobile wrecking or Salvage yard (including outdoor storage of inoperable vehicles)		Sec. 5.2.36
	Vehicle Storage (Operable vehicles only)		
	Vehicle Towing Services		
	Major Vehicle and Equipment Repair (includes auto body repair, paint shops, and incidental sales of parts)		Sec. 5.2.31 ; Sec. 5.2.37
	Minor Vehicle Repair (includes minor repair where vehicles are not stored in an inoperable condition)	A	
Visitor Accommodations	Bed and Breakfast Establishments		Sec. 5.2.6
	Hotel and Motel	A	
	Trailer Park, Overnight Campground		Sec. 5.2.33
Warehouse and Distribution	Freight Terminal, Excluding Couriers		Sec. 5.2.16
	Mini Storage and Warehouse		Sec. 5.2.22
	Retail Sales in Conjunction with Warehouse Establishment		Sec. 5.2.34
	All Other		Sec. 5.2.34

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Wholesale Establishments (Including Accessory Offices)	Bakery		Sec. 5.2.5
	Retail Sales in Conjunction with Wholesaling		Sec. 5.2.35
	Wholesaling Including Stock		Sec. 5.2.35
INDUSTRIAL USES			
Auction House or Yard			Sec. 5.2.2
Industry	Concrete Products Production		Sec. 5.2.19
	Custom Crafts (such as ceramics, furniture making, and stained glass production)	C	Sec. 5.2.19
	General Machine Shops		Sec. 5.2.19
	Light Trade and Technical Uses	C	Sec. 5.2.19 ; Sec. 5.2.21
	Meat Processing Plant		Sec. 5.2.19
	Primary Manufacturing		Sec. 5.2.19
	Publishing Plant		Sec. 5.2.19
	Research and Development	A	Sec. 5.2.29
	Secondary Manufacturing, Processing, and Fabrication		Sec. 5.2.19
	Soil Amendments Packaging and Processing (such as Pear Moss, Top Soil, and Composted Manure; but excluding Raw Manure or Chemical Fertilizers)		Sec. 5.2.19
Outdoor Storage	Contractors with Outdoor Storage		Sec. 5.2.25
	All Other Outdoor Storage		Sec. 5.2.25
Reservoir Construction			Sec. 5.2.30
Resource Extraction	Borrow Pit		Sec. 5.2.7
	Subsurface Extraction (including oil and natural gas extraction)		Sec. 5.2.23
	Surface Extraction (mining)		Sec. 5.2.23
Waste-Related Uses	Commercial Trash Removal Companies without Trash Storage or Trash Transfer Operation		

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PUBLIC, INSTITUTIONAL, and CIVIC USES			
Ambulance Services		C	
Cemeteries			
Clubs and Lodges	Gun Club		
	All Others	A	
Community Services	Event Center	A	Sec. 5.2.13
	Assembly Hall or Exhibition Facilities		
	Cultural Facilities		Sec. 5.2.11
Day Care Center, Adult or Child		A	
Golf Course		A	
Heliports or Helistops			
Hospitals		A	
Public Land Parks, and Buildings		A	
Recycling Facilities, Large			
Religious Institutions		A	
Schools	Elementary and Secondary Education Schools		
	Private Business, Trade, and Vocation Schools	A	
	Post-Secondary Colleges, Universities and Technical Schools	A	
	Schools of Special Instruction	A	
Transportation Facilities	Public Automobile Park'n Ride (commuter) Lots	C	
	Passenger Terminal		
	Private Automobile Parking Lots or Parking Garages as a Principal Use	C	
Utilities	Public Utilities, Major		
	Overhead Electric Transmission Lines and Distribution Feeder Lines over 110 KV	C	
	Public Utilities, Minor	A	

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Waste-Related Uses	Trash Transfer Station		
Zoos, Arboretum, Botanical Gardens		A	
RESIDENTIAL USES			
Group Living Facilities	Assisted Living Facility		
	Boarding , Lodging or Rooming Houses		
	Group Homes		Sec. 5.2.18
	Group Homes for Juvenile Offenders		Sec. 5.2.18
	Group Homes for Developmentally Disabled Persons		Sec. 5.2.18
	Group Homes for Elderly Persons		Sec. 5.2.18
	Group Homes for Mentally Ill Persons		Sec. 5.2.18
	Nursing Homes		
Household Living	Accessory Dwelling Units in Conjunction with Commercial Uses (including "live/work" unit)	C	
	Multi-Family Dwelling		
	Single-Family Detached Dwelling		
	Two-Family Dwelling (Duplex)		