

**Division 3                    Description of the Use Categories****Section II-301.            Purpose**

This Division classifies land uses and activities into use categories on the basis of common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the characteristics of customers or residents, how goods or services are sold or delivered, and certain site factors. The use categories provide a systematic basis for assignment of present and future uses to zones. The decision to allow or prohibit a use in the various zones is based on the goals and action strategies of the *Sarasota City Plan*.

**Section II-302.            Category Titles**

- A.    The names of the use categories start with capital letters throughout this Code.
- B.    The following use categories are defined in this Division:
  - Residential Use Categories
    - Group Living
    - Household Living
  - Commercial Use Categories
    - Commercial Recreation
    - Commercial Parking
    - Quick Vehicle Servicing
    - Major Event Entertainment
    - Office
    - Retail Sales and Service
    - Self-Storage
    - Vehicle Repair
  - Industrial Use Categories
    - Industrial Service
    - Manufacturing and Production
    - Warehouse and Freight Movement
    - Waste-Related
    - Wholesale Sales
  - Institutional Use Categories
    - Basic Utilities
    - Colleges
    - Community Services
    - Daycare
    - Medical Centers
    - Parks and Open Space
    - Private Clubs
    - Religious Institutions
    - Schools

- Other Use Categories
  - Aviation
  - Detention Facilities
  - Radio and Frequency Transmission Facilities
  - Railroad Lines and Utility Corridors

**Section II-303. Classification of Uses****A. Considerations**

1. Uses are assigned to the category whose description most closely describes the nature of the primary use. The "Characteristics" subsection of each use category describes the characteristics of each use category. Developments may have more than one primary use. Developments may also have one or more accessory uses. Developments with more than one primary use are addressed in Subsection B below. Accessory uses are addressed in Subsection C below.
2. The following items are considered to determine what use category the use is in, and whether the activities constitute primary uses or accessory uses:
  - The description of the activity(ies) in relationship to the characteristics of each use category;
  - The relative amount of site or floor space and equipment devoted to the activity;
  - Relative amounts of sales from each activity;
  - The customer type for each activity;
  - The relative number of employees in each activity;
  - Hours of operation;
  - Building and site arrangement;
  - Vehicles used with the activity;
  - The relative number of vehicle trips generated by the activity;
  - Signs;
  - How the use advertises itself; and
  - Whether the activity would be likely to be found independent of the other activities on the site.

- B. **Developments With Multiple Primary Uses.** When all the primary uses of a development fall within one use category, then the development is assigned to that use category. For example, a development that contains a retail bakery and a cafe would be classified in the "Retail Sales and Service" category because all of the primary uses are in that category. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and is subject to the regulations for that category.

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- C. Accessory Uses. Accessory uses are allowed by right in conjunction with the primary use unless stated otherwise in the regulations. Also, unless otherwise stated, they are subject to the same regulations as the primary use. Common accessory uses are listed as examples with each use categories.
- D. Use of Examples. The "Examples" subsection of each use category provides a list of examples of uses that are included in the use category. The names of uses on the lists are generic. They are based on the common meaning of the terms and not on what a specific use may call itself. For example, a use whose business name is "Wholesale Liquidation" but that sells mostly to general public, would be included in the Retail Sales And Service category rather than the Wholesale Sales category. This is because the actual activity on the site matches the description of the Retail Sales And Service category.

**Section II-304. Residential Use Categories****A. Group Living.**

- 1. Characteristics. Group Living is characterized by the residential occupancy of a structure by a group of people who do not meet the description of Household Living in paragraph B below. The size of the group will be larger than the average size of a family. Tenancy is arranged for periods longer than one week. Uses where tenancy is arranged for a period of one week or less are not considered residential. They are considered to be a form of transient lodging (see Retail Sales And Service and Community Service categories). Generally, Group Living structures have a common eating area for residents. The residents may or may not receive any combination of care, training, or treatment, as long as they also reside at the site. Group Living includes the State definition of assisted living facility (see Article II Division 2. Definitions).
- 2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of autos for the occupants and staff, and parking of vehicles for the facility.
- 3. Examples. Examples include dormitories; communes; fraternities and sororities; monasteries and convents; nursing and convalescent homes; group homes for the physically disabled, mentally retarded, or emotionally disturbed where tenancy is arranged for periods longer than one week.
- 4. Exceptions:
  - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see Retail Sales And Service and Community Service categories). These uses may be classified as a hotel or motel use in the Retail Sales And Service category.

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Alternatively, they may be classified as short-term housing or a mass shelter in the Community Service category.

- b. Lodging where the residents meet the definition of Household, and where tenancy is arranged for periods longer than one week are classified as Household Living.
- c. Facilities for people who are under judicial detainment and are under the supervision of sworn officers are included in the Detention Facilities category.

**B. Household Living.**

- 1. **Characteristics.** Household Living is characterized by the residential occupancy of a dwelling unit by a family. Tenancy is arranged for periods longer than one week. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales And Service and Community Service categories). Condominiums, apartment complexes that have accessory services such as food service, dining rooms, and housekeeping are included as Household Living.
- 2. **Accessory Uses.** Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles. Home occupations and accessory dwelling units are accessory uses that are subject to additional regulations
- 3. **Examples.** Uses include living in houses, duplexes, apartments, condominiums, retirement center apartments, manufactured housing and other structures with self-contained dwelling units.
- 4. **Exceptions:**
  - a. Guesthouses that contain kitchen facilities are prohibited as accessory to Household Living uses.
  - b. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see Retail Sales And Service and Community Service categories). These uses may be classified as a hotel or motel use in the Retail Sales And Service category. Alternatively, they may be classified as short-term housing or a mass shelter in the Community Service category.

**Section II-305. Commercial Use Categories****A. Commercial Recreation.**

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1. Characteristics. Commercial Recreation uses are large, generally commercial uses that provide continuous recreation or entertainment oriented activities. They take place both indoors and outdoors. They may take place in a number of structures that are arranged together in an outdoor setting.
2. Accessory Uses. Accessory uses may include concessions, restaurants, parking and maintenance facilities.
3. Examples. Examples include amusement parks, theme parks, golf driving ranges, bowling alleys, ice rinks, game arcades, miniature golf facilities, zoos, and marinas.
4. Exceptions:
  - a. Golf courses are classified as Parks And Open Space.
  - b. Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Event Entertainment.
  - c. Fraternal organizations, recreation clubs, country clubs and yacht clubs are classified as Private Clubs.
  - d. Theaters, including drive-in theaters are classified as Retail Sales And Service

**B. Commercial Parking**

1. Characteristics. Commercial Parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking facility.
2. Accessory Uses. In a parking structure only, accessory uses may include car washing if this use provides service to autos parked in the garage, and not towards general traffic.
3. Examples. Examples include short- and long-term fee parking facilities, commercial district shared parking lots, commercial shuttle parking and mixed parking lots (partially for a specific use, partly for rent to others).
4. Exceptions:

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- a. Parking facilities that are accessory to a use, but which charge the public to park for occasional events nearby, are not considered Commercial Parking facilities.
- b. Parking facilities that are accessory to a primary use are not considered Commercial Parking uses, even if the operator leases the facility to the primary use or charges a fee to the individuals who park in the facility. See Accessory Parking Facilities in Article II Division 2, Definitions.
- c. Public transit park-and-ride facilities are classified as Basic Utilities.

**C. Quick Vehicle Servicing.**

1. Characteristics. Quick Vehicle Servicing uses provide direct services for motor vehicles where the driver generally waits in or with the car before and while the service is performed. The development will include a drive-through facility and the area where the service is performed. Full-serve and mini-serve gas stations are always classified as a primary use (Quick Vehicle Servicing), rather than an accessory use, even when they are in conjunction with other uses.
2. Accessory Uses. Accessory uses may include auto repair and tire sales.
3. Examples. Examples include full-serve and mini-serve gas stations, unattended card key fueling stations, car washes and quick lubrication services.
4. Exceptions:
  - a. Truck stops are classified as Industrial Service.
  - b. Refueling facilities for the vehicles that belong to a specific use (fleet vehicles) which are on the site where the vehicles are kept, are accessory to the use.

**D. Major Event Entertainment.**

1. Characteristics. Activities and structures that draw large numbers of people to specific events or shows characterize Major Event Entertainment uses. Activities are generally of a spectator nature.
2. Accessory Uses. Accessory uses may include restaurants, bars, concessions, parking, and maintenance facilities.

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3. Examples. Examples include stadiums, sports arenas, coliseums, race tracks (auto, horse, dog, etc.), auditoriums, exhibition and meeting areas, and fairgrounds.
4. Exceptions:
  - a. Exhibition and meeting areas with less than 20,000 square feet of total event area are classified as Retail Sales And Service.
  - b. Banquet halls that are part of hotels or restaurants are accessory to those uses, which are included in the Retail Sales And Service category.
  - c. Theaters, including drive-in theaters, are classified as Retail Sales And Service.

**E. Office.**

1. Characteristics. Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.
2. Accessory uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, banks, or real estate agents; travel agencies, employment agencies, data processing; sales offices; government offices and public utility offices; TV and radio studios; medical and dental clinics, medical and dental labs; and blood-collection facilities.
4. Exceptions:
  - a. Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity.
  - b. Contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

**F. Retail Sales And Service.**

1. Characteristics. Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also

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provide personal services or entertainment, or provide product repair or services for consumer and business goods.

2. Accessory uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. Examples. Examples include uses from the five subgroups listed below:
  - a. Sales-oriented: Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary, and videos; food sales, and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles.
  - b. Personal service-oriented: Laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; business, martial arts, dance or music classes and other vocational, business or trade schools; taxidermists; mortuaries; veterinarians; and animal grooming.
  - c. Entertainment-oriented: Restaurants, cafes, delicatessens, taverns, and bars; continuous entertainment activities such as pool halls; indoor firing ranges; theaters, health clubs, gyms, hotels, motels, recreational vehicle parks, and other transient lodging with an average length of stay of less than one week.
  - d. Repair-oriented: Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; recycling drop-off; tailor; locksmith; and furniture upholsterer.
  - e. Adult Use Establishments: Adult bookstore, video store, theatre, modeling studio, photographic studio, physical culture establishment and similar uses.
4. Exceptions:
  - a. Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Sales.
  - b. Sales of landscape materials, including bark chips and compost, is classified as Industrial Service.

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- c. Repair and service of consumer motor vehicles, motorcycles, and light and medium trucks is classified as Vehicle Repair. Repair and service of industrial vehicles and equipment, and heavy trucks is classified as Industrial Service.
- d. Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Sales.
- e. Hotels, restaurants, and other services that are part of a truck stop are considered accessory to the truck stop that is classified as Industrial Service.
- f. In certain situations, hotels and motels may be classified as a Community Service use, such as short-term housing or mass shelter. See Community Services.

**G. Self-Storage.**

- 1. Characteristics. Self-Storage uses provide separate storage areas for individual uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.
- 2. Accessory uses. Accessory uses may include living quarters for a resident manager or security and leasing offices. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Storage use. The rental of trucks or equipment is also not considered accessory to a Self-Storage use.
- 3. Examples. Examples include single story and multistory facilities that provide individual storage areas for rent. These uses are also called mini-warehouses.
- 4. Exceptions: A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the Warehouse And Freight Movement category.

**H. Vehicle Repair.**

- 1. Characteristics. Firms servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed.
- 2. Accessory Uses. Accessory uses may include offices and sales of parts.

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3. Examples. Examples include vehicle repair, transmission or muffler shop, auto body shop, alignment shop, auto upholstery shop, and tire sales and mounting.
4. Exceptions. Repair and service of industrial vehicles and equipment, and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as Industrial Service.

**Section II-306. Industrial Use Categories****A. Industrial Service.**

1. Characteristics. Industrial Service firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.
2. Accessory activities. Accessory activities may include offices, parking, storage, rail spur or lead lines, and docks.
3. Examples. Examples include welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; sales, repair, storage, salvage or wrecking of heavy machinery, metal, and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire retreading or recapping; truck stops; building, heating, plumbing or electrical contractors; boarding kennels; printing, publishing and lithography; exterminators; recycling operations; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; research and development laboratories; drydocks and the repair or dismantling of ships and barges; industrial laundry and dry-cleaning, and carpet cleaning plants;
4. Exceptions:
  - a. Contractors and others who perform services off-site are included in the Office category, if major equipment and materials are not stored at the site, and fabrication, or similar work is not carried on at the site.
  - b. Hotels, restaurants, and other services that are part of a truck stop are considered accessory to the truck stop.

**B. Manufacturing And Production.**

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1. **Characteristics.** Manufacturing And Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.
2. **Accessory Uses.** Accessory activities may include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, truck fleets, and caretaker's quarters. Living quarters, except for caretakers, are subject to the regulations for residential uses in the zone.
3. **Examples.** Examples include processing of food and related products; breweries, distilleries, and wineries; weaving or production of textiles or apparel; lumber mills, pulp and paper mills, and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie production facilities; ship and barge building; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items, and other electrical items; production of artwork and toys; sign making; production of prefabricated structures, including mobile homes; and the production of energy.
4. **Exceptions.**
  - a. Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales And Service.
  - b. Manufacture and production of goods from composting organic material is classified as Waste-Related uses.

**C. Warehouse And Freight Movement.**

1. **Characteristics.** Warehouse And Freight Movement firms are involved in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

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2. Accessory Uses. Accessory uses may include offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods.
3. Examples. Examples include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; major wholesale distribution centers; truck, marine, or air freight terminals; bus barns and light rail barns; parcel services; major post offices; and the stockpiling of sand, gravel, or other aggregate materials.
4. Exceptions:
  - a. Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses.
  - b. Mini-warehouses are classified as Self-Service Storage uses.

**D. Waste-Related.**

1. Characteristics. Waste-Related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material. Waste-Related uses also include uses that receive hazardous wastes from others.
2. Accessory Uses. Accessory uses may include recycling of materials, offices, and repackaging and transshipment of by-products.
3. Examples. Examples include sanitary landfills, limited use landfills, waste composting, energy recovery plants, sewer treatment plants, portable sanitary collection equipment storage and pumping, and hazardous-waste-collection sites.
4. Exceptions. Disposal of dirt, concrete, asphalt, and similar non-decomposable materials is considered as fill.

**E. Wholesale Sales.**

1. Characteristics. Wholesale Sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on site or delivered to the customer.

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2. Accessory uses. Accessory uses may include offices, product repair, warehouses, parking, minor fabrication services, and repackaging of goods.
3. Examples. Examples include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, plants, landscape material, auto parts, building hardware.
4. Exceptions:
  - a. Firms that engage primarily in sales to the general public or on a membership basis are classified as Retail Sales And Service.
  - b. Firms that are primarily storing goods with little on-site business activity are classified as Warehouse And Freight Movement.

**Section II-307. Institutional Use Categories.****A. Basic Utilities.**

1. Characteristics. Basic Utilities are infrastructure services that need to be located in or near the area where the service is provided. Basic Utility uses generally do not have regular employees at the site. Services may be public or privately provided. All public safety facilities are Basic Utilities.
2. Accessory uses. Accessory uses may include parking; control, monitoring, data or transmission equipment; and holding cells within a police station.
3. Examples. Examples include water and sewer pump stations; electrical substations; water towers and reservoirs; regional stormwater retention and detention facilities; telephone exchanges; mass transit stops or turn arounds, light rail stations, transit centers, park-and-ride facilities for mass transit; and public safety facilities, including fire and police stations, and emergency communication broadcast facilities.
4. Exceptions:
  - a. Services where people are generally present, other than mass transit stops or turn arounds, light rail stations, transit centers, park-and-ride facilities for mass transit; and public safety facilities, are classified as Community Services or Offices.

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- b. Utility offices where employees or customers are generally present are classified as Offices.
- c. Bus and light rail barns are classified as Warehouse And Freight Movement.
- d. Regional power lines and utility pipelines are classified as Rail Lines And Utility Corridors.

**B. Colleges.**

- 1. Characteristics. This category includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree. They are certified by the State Board of Higher Education or by a recognized accrediting agency. Colleges tend to be in campus-like settings or on multiple blocks.
- 2. Accessory Uses. Accessory uses include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking and maintenance facilities.
- 3. Examples. Examples include universities, liberal arts colleges, community colleges, nursing and medical schools not accessory to a hospital, and seminaries.
- 4. Exceptions. Vocational, business and trade schools are classified as Retail Sales And Service.

**C. Community Services.**

- 1. Characteristics. Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide mass shelter or short term housing where tenancy may be arranged for periods of less than one month when operated by a public or non-profit agency. The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature.
- 2. Accessory uses. Accessory uses may include offices; meeting areas; food preparation areas; parking, health and therapy areas; daycare uses; and athletic facilities.

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3. Examples. Examples include libraries, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, drug and alcohol centers, social service facilities, mass shelters or short term housing when operated by a public or non-profit agency, vocational training for the physically or mentally disabled, soup kitchens, and surplus food distribution centers. Programs that provide care and training or treatment for psychiatric, alcohol, or drug problems, where patients are residents of the program, but where patients are not supervised by sworn officers. Programs that provide transitional living experience for former offenders, such as halfway houses, where sworn officers do not supervise residents.
4. Exceptions:
  - a. Commercial museums (such as a wax museum) are in Retail Sales And Service.
  - b. Parks are in Parks and Open Space.
  - c. Uses where tenancy is arranged for periods longer than one week are residential, and are classified as Household or Group Living.
  - d. Public safety facilities are classified as Basic Utilities.
  - e. Private fraternal organizations are classified as Private Clubs.

**D. Daycare.**

1. Characteristics. Daycare use includes day or evening care of two or more children outside of the children's homes, for a fee. Daycare uses also include the daytime care of teenagers or adults who need assistance or supervision.
2. Accessory Uses. Accessory uses include offices, play areas, and parking.
3. Examples. Examples include preschools, nursery schools, latch key programs, and adult daycare programs.
4. Exceptions. Daycare use does not include care given by the parents, guardians, or relatives of the children, or by babysitters. Daycare use also does not include care given by a "family daycare" provider as defined by Section 402.302 Fla. Stat. Family daycare is care regularly given in the family living quarters of the provider's home.

**E. Medical Centers.**

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1. **Characteristics.** Medical Centers includes uses providing medical or surgical care to patients and offering overnight care. Medical centers tend to be on multiple blocks or in campus settings.
2. **Accessory uses.** Accessory uses include outpatient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, and housing facilities for staff or trainees.
3. **Examples.** Examples include hospitals and medical complexes that include hospitals.
4. **Exceptions:**
  - a. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category.
  - b. Medical clinics that provide care where patients are generally not kept overnight are classified as Office.

**F. Parks And Open Space.**

1. **Characteristics.** Parks And Open Areas are uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures.
2. **Accessory uses.** Accessory uses may include clubhouses, maintenance facilities, concessions, caretaker's quarters, and parking.
3. **Examples.** Examples include parks, golf courses, cemeteries, public squares, plazas, recreational trails, botanical gardens, boat launching areas and nature preserves.

**G. Private Clubs**

1. **Characteristics.** Facilities used by a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and constitution and by laws. Facilities may contain one or more buildings and structures operated only for the benefit of its members and their guests. Occasional special event activities may be open to the public.
2. **Accessory Uses.** Accessory uses include offices; meeting rooms; indoor restaurant; bar; lounge; cabanas; boat docks; parking; indoor or outdoor

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recreation such as: swimming pools, tennis courts, fitness center, sauna, and other similar facilities.

3. Examples. Examples may include fraternal organizations such as lodges or guilds, recreation clubs, country clubs or yacht clubs.
4. Exceptions.
  - a. Community centers and facilities that have membership provisions and are open to the general public to join at any time and bona-fide nonprofit organizations, including, but not limited to, the Young Men's Christian Association (YMCA), Young Women's Christian Association (YWCA), or similar organizations whose functions as health spas are only incidental to their overall functions and purposes are classified as Community Services.
  - b. Any organization primarily operated for the purpose of teaching a particular form of martial arts, dance or music class and health clubs or spas are classified as Retail Sales and Service.

**H. Religious Institutions.**

1. Characteristics. Religious Institutions are intended to primarily provide meeting areas for religious activities.
2. Accessory uses. Accessory uses include Sunday school facilities, parking, caretaker's housing, and group living facilities such as convents.
3. Examples. Examples include churches, temples, synagogues, and mosques.

**I. Schools**

1. Characteristics. This category includes public and private schools at the primary, kindergarten, elementary, middle, junior high, or high school level that provide state mandated basic education.
2. Accessory uses. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school daycare.
3. Examples. Examples include public and private daytime schools, boarding schools and military academies.
4. Exceptions:
  - a. Preschools are classified as Daycare uses.

- b. Vocational, business and trade schools are classified as Retail Sales and Service.

## **Section II-308      Other Use Categories**

### **A.      Aviation And Surface Passenger Terminals**

1.      Characteristics. Aviation And Surface Passenger Terminals means airport facilities, including, but not limited to, landing fields, hangars, and all other facilities necessary or desirable for the landing, taking off, operating, servicing, repairing, and parking accommodation, convenience, and comfort of passengers. Aviation facilities may be improved or unimproved. Aviation facilities may be for commercial carriers or for shared use by private and corporate aircraft. Aviation And Surface Passenger Terminals also includes passenger terminals for regional bus service, regional rail service, and regional marine transportation.
2.      Accessory uses. Accessory uses include shops, restaurants and catering facilities, ground transportation facilities, automobile rental, freight handling areas, concessions, offices, parking, maintenance and fueling facilities, and aircraft sales areas.
3.      Examples. Examples include airports, bus passenger terminals for regional bus service, railroad passenger stations for regional rail service, passenger docks for regional marine travel such as ocean-going cruise ships, airstrips, seaplane facilities, and helicopter landing facilities.
4.      Exceptions:
  - a. Bus and rail passenger stations for sub-regional service such as mass transit stops and park-and-ride facilities are classified as Basis Utilities.
  - b. Marine passenger docks for sub-regional marine travel such as water taxis, or recreational boating; and other marine tie ups (such as the boat launching area at Centennial Park or the seawall area at Island Park) are not included in this category and are classified as accessory to their adjacent facilities. Marine passenger terminals that are accessory to marine freight terminals are classified as accessory facilities in the Warehouse And Freight Movement category.
  - c. Private helicopter landing facilities that are accessory to another use are considered accessory uses. However, they are subject to all the regulations and approval criteria for helicopter landing facilities.

**B. Detention Facilities**

1. **Characteristics.** Detention Facilities includes facilities for the judicially required detention or incarceration of people. Inmates and detainees are under 24-hour supervision by sworn officers, except when on an approved leave.
2. **Accessory Uses.** Accessory uses include offices, recreational and health facilities, therapy facilities, maintenance facilities, and hobby activities.
3. **Examples.** Examples include prisons, jails, probation centers, and juvenile detention homes.
4. **Exceptions.** Programs that provide care and training or treatment for psychiatric, alcohol, or drug problems, where patients are residents of the program, but where sworn officers do not supervise patients are classified as Community Services. Programs that provide transitional living experience for former offenders, such as halfway houses, where sworn officers do not supervise residents, are also classified as Community Services.

**C. Radio And Frequency Transmission Facilities**

1. **Characteristics.** Radio and Frequency Transmission Facilities includes all devices, equipment, machinery, structures or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Towers may be self-supporting, guyed, or mounted on poles or buildings.
2. **Accessory Uses.** Accessory use may include transmitter facility buildings.
3. **Examples.** Examples include radio & television broadcast towers, commercial wireless telecommunication towers and point-to-point microwave towers.
4. **Exceptions:**
  - a. Receive-only antennas are not included in this category.
  - b. Radio and television studios are classified in the Office category.
  - c. Radio and Frequency Transmission facilities that are public safety facilities are classified as Basic Utilities.
  - d. Amateur radio antennas that are accessory to an allowed primary use.

**D. Rail Lines And Utility Corridors**

1. Characteristics. This category includes railroad tracks and lines for the movement of trains. The land may be owned or leased by the railroad. The category also includes public or private passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level.
2. Examples. Examples include rail trunk and feeder lines; regional electrical transmission lines; and regional gas and oil pipelines.
3. Exceptions:
  - a. Railroad lead and spur lines for delivery of rail cars to sites or for unloading of rail cars on specific sites are classified as accessory to the primary use of the site.
  - b. Rail lines and utility corridors that are located within motor vehicle rights-of-way are not included.
  - c. Light rail lines and railroad yards are not included.

(Ord. No. 03-4429, sec. 3, 1-21-03)