

ZONING REGULATIONS

400 Attachment 1

City of Woodson Terrace

APPENDIX A: LAND USE TABLE

[Ord. No. 1857 §1, 11-21-2013; Res. No. 2-2020, 5-21-2020]

The Land Use Table provides a tabular summary of the principal land uses allowed within each zoning district. The table is intended for reference and does not necessarily reflect all of the regulations that apply to particular uses or districts.

- A. *Permitted (By Right)*. Uses identified in a zoning district column of the Use Table with a "•" are "permitted by right" and shall be permitted in such zoning district, subject to all other requirements of this Zoning Ordinance.
- B. *Conditional Uses*. Uses identified in a zoning district column of the Use Table with a "C" are "conditional uses" and shall be permitted in such zoning district in accordance with the standards of Section 400.420.
- C. *Unlisted Uses*. Any use not shown as a use permitted by right or a conditional use in a zoning district is specifically prohibited in that district. Uses not listed have been determined either not to be appropriate in any district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Any use not shown as a use permitted by right or a conditional use in any zoning district, but constituting a use that is required to be permitted by law, shall be subject to the conditions of the most appropriate underlying district and the following requirements:
 - 1. The use shall be permitted only to the extent required by law to be permitted;
 - 2. The use shall be approved only as a conditional use in the City's "I" Industrial District, except if by law it is required to be permitted by right;
 - 3. The use shall be located no closer than 1,000 feet to any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen through a conditional use permit;
 - 4. The use shall maintain a distance of at least one thousand (1,000) feet from any other such use having the same description, except as may be modified by the Board of Aldermen through a Conditional Use Permit.
- D. **C-1 And *C-4 Districts (Shell Districts)*. As of the adoption of this Chapter, no additional property may be rezoned to the "C-1" Neighborhood Commercial District or "C-4" Retail. All preexisting "C-1" and "C-4" property shall be permitted all lawful uses as of the effective date of this Code. After the effective date of this Code, no additional land shall be rezoned to the "C-1" or "C-4" District. Any proposed subdivisions, including lot splits, change of use, new construction or other alterations not permitted under the respective district regulations shall require rezoning to an applicable zoning

WOODSON TERRACE CITY CODE

district. Use of property maintaining the "C-1" and "C-4" preexisting zoning shall be subject to all other regulations of this Code.

ZONING REGULATIONS

- Use permitted by right: •
 Use permitted as a conditional use: C
 Use not permitted:

Use	District							
	R-1	R-2	R-3	*C-1	C-2	C-3	*C-4	I
Residential Principal Uses								
Boardinghouse (group home)	C	C	C					
Dwelling, loft			•					
Dwelling, multifamily ("apartment")			•					
Dwelling, single-family detached	•	•	•					
Dwelling, two-family attached ("duplex")		•	•					
Dwelling, two-family attached ("villa")		•	•					
Dwelling, over 3 attached dwellings (townhome)			C					
Modular home	C	C	C					
Nursing home, assisted-living	C	C	C					
Non-Residential Principal Uses								
Arts, crafts and photo studio and/or gallery						•	•	
Antique sales						•	C	
Automotive customizing shop					C	•	•	
Automotive parts and supply store					C	•	•	
Automotive filling station (convenience store)					C	C		
Automotive rental agency-indoors only					•	•	•	
Automotive rental agency					C	C		•
Automotive repair (body/paint) shop and tire sales					C	•		
Automotive (vehicle) sales- indoor only					•	•	•	
Automotive (vehicle) sales					C			
Automotive service station (i.e., Jiffy Lube®)					C	•		
Automotive wash services						C		
Bakery (retail)					•	•	•	
Bar, tavern or lounge						C		
Barber shop, beauty salon or spa				C		•	•	
Building material sales and services					C	•		
Bus, truck and rail terminals					C	C		•
Catering service						•	•	
Cemetery, crematory, mausoleum								
Church, temple or synagogue	C	C	C	C	C	C		
Clinic-outpatient (medical or dental)					C	•	•	
Club, civic or fraternal organization					C	C		
Co-branded structure (gas, food sales, etc.)					C	C	•	
Community center	•	•	•	•	•	•		

WOODSON TERRACE CITY CODE

Use permitted by right: •
 Use permitted as a conditional use: C
 Use not permitted:

Use	District							
	R-1	R-2	R-3	*C-1	C-2	C-3	*C-4	I
Computer service and repair					C	•		
Construction contractor					C			
Day care - adult	C	C	C			•	C	
Day care/child nursery (commercial)	C	C	C			•	•	
Day care/child nursery (residential)	C	C	C			•	•	
Drugstore (pharmacy)					•	•	•	
Dry cleaning and laundry pickup				C	C	C	•	
Dry-cleaning plant							C	•
Equipment sales, rental and leasing					C	•	•	
Financial services-banking					C	•	•	
Food/bakery product manufacturing							C	
Foster homes for handicapped children	C	C	C					
Funeral home, mortuary						•		
Furniture, appliance or equipment sales					C	•	•	
Golf, miniature						C	C	
Greenhouse, plant nursery and garden supplies					C	•	•	
Grocery store- retail					C	C	•	
Hospital					C	C	C	
Health club, fitness center and gymnasium						•	•	
Hotel					C	C	C	
Hotel, extended-stay					C	C	C	
Industrial, heavy								•
Industrial, light							C	•
Institution	C	C	C			C		
Kennel (dog day care)						•	•	
Library	C	C	C			C		
Liquor store						C	C	
Laundromat- self-service				C	C	•	•	
Massage therapist- therapeutic (licensed)						C	C	
Mini-warehouse (self-storage facility)							C	•
Night club, dance hall or private club						C	C	
Office				C	C	•	•	•
Outpatient facility for treatment of alcohol and drug abuse								C
Park, playground and open space (public)	•	•	•	•	•	•	•	
Postal, mail and copying services				C	C	•	•	
Printing and publishing facility					C	•	•	
Public facility, local (Woodson Terrace only)	•	•	•	•	•	•	•	•
Public facility (other than Woodson Terrace)	C	C	C	C	C	C	C	•

ZONING REGULATIONS

Use permitted by right: •
 Use permitted as a conditional use: C
 Use not permitted:

Use	District							
	R-1	R-2	R-3	*C-1	C-2	C-3	*C-4	I
Recreation facility or area (commercial)					C	•	C	
Repair services					C	•	C	
Research, development and testing services					C	C	•	•
Restaurant, fast-food					C	C	•	
Restaurant, general					C	•	•	
Retail sales and services				•	•	•	•	
Retreat (religious, educational or not-for-profit)	C	C	C					
Resale (consignment) sales, thrift shop						C	•	
School (studio), art, dance, music or beauty						C	•	
School, business, vocational or trade school						C	•	
School (college, junior college)						C	•	
School (k-12)	C	C	C					
Shopping center, mall					C	C	C	
Tanning salon (State-licensed)						•	•	
Tattoo establishment (State-licensed)								
Television or radio broadcast station						C		
Theater, cinema					C	•	•	
Theater, performing arts					C	•	C	
Veterinary clinic					•	•	•	
Warehouse					C		C	•
Reserved								