

ZONING

170 Attachment 4

Village of Scottsville

**Table 170-13.1  
Business District Use Regulations**

	Business District	
	GB	CB
<b>A. Residential</b>		
One-family dwelling, attached or detached	-	SP
Two-family dwelling, attached or detached	-	SP
* Multifamily dwelling	-	SP
Dwelling unit above nonresidential use	P	P
Dwelling lawfully existing prior to adoption	SP	SP
* Bed-and-breakfast	SP	P
<b>B. Institutional</b>		
Educational institution, primary or secondary	-	P
Vocational school	P	P
* Nursery school	SP	SP
Church or religious institutions	SP	P
Public or semipublic building or use	P	P
Public park or playground	P	P
* Public utility structure or right-of-way	SP	SP
Public passenger transportation station or terminal	SP	-
<b>C. Commercial</b>		
* Car wash	SP	-
* Gasoline station	SP	-
* Vehicle sales or rental	SP	-
* Vehicle repair shop or service station	SP	-
Day-care facility (youth or adult)	SP	SP
Nursing home, rest home, hospice	SP	SP
Club, private, nonprofit	SP	SP
* Funeral home	SP	-
Professional, medical or dental office	P	P
Dance, art, or music studio	P	P
Bank or financial institution	P	P
Retail or personal service store or shop	P	P
Multi-tenant retail structure	SP	-
Restaurant or tavern	P	P
Indoor recreation facility	SP	SP
Lodging	SP	SP
Conference or meeting center, auditorium	SP	SP
Laundromat, dry-cleaning outlet (up to 4,000 square feet)	P	P
Commercial greenhouse, plant nursery	SP	SP
* Outdoor sales or display	SP	SP
* Drive-through in conjunction with a permitted use	SP	-

SCOTTSDALE CODE

	<b>Business District</b>	
	<b>GB</b>	<b>CB</b>
<b>D. Industrial</b>		
Enclosed assembly of previously manufactured goods and services	SP	SP
Warehouse and enclosed storage	SP	SP
Enclosed research, development, or testing lab	SP	SP
* Planned industrial park	SP	SP
<b>E. Other</b>		
* Accessory use or structure to permitted use	SP	SP
Parking lot	SP	SP
Mix of permitted uses	P	P

NOTES:

"P" = Permitted

"SP" = Specially Permitted

"-" = Prohibited

Uses with an asterisk (\*) are Special Uses, subject to the additional regulations set forth in Article IX of this chapter.