



## **APPENDIX B**

### *Permitted Uses*

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<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
<b>A Automotive Uses</b>			
1 Camper Shell - Sales, Repairs and Rental			
2 Detailing, Paintless Dent Repair			
3 Installation, Repair, Replacement, Sales and Service as an incidental use			
4 Installation, Repair, Replacement, Sales and Service as a primary use			
5 Parts and Accessory Store			
6 Rental or Lease Agency, including Limousine Service			
7 Sales, new or used			
8 Sales, Wholesale, Office Only (no on-site storage of vehicles)			
9 Sales, Wholesale, Office with on-site vehicle storage			
10 Service Station, Secondary	C[1]		
11 Storage - Antique			
12 Truck or Trailer Sale, Lease, Rent or Repair			
13 Wash, Self-service or Automatic			
<b>B Business Services</b>			
1 Addressing and Mailing Services		P	
2 Advertising Business	P	P	
3 Alarm/Warning System - Sales and Service			
4 Armored Car Service			
5 Billboard Sign Agency - Service Yard and Workshop			
6 Blueprinting - Photostating Service	P	P	
7 Computer Programming/Software and System Design	P	P	
8 Computer Sales, Rental and Lease	P	P	
9 Computer Service and Training	P	P	
10 Data Processing Service (Title 1, Chapter 30)	P	P	
11 Delivery Service		C	
12 Disinfecting - Fumigating Service			
13 Drafting Service		P	
14 Equipment Rental Agency - Office Related Uses Only			
15 Furniture Rental Agency	P	P	



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16 Gardening - Landscaping - Service Yard and Workshop			
17 Janitorial Service			
18 Locksmith - Key and Lock Shop	P	P	
19 Mail or Delivery Service Pickup Station	P	P	
20 Mail Order Business	P	P	
21 Messenger Service	P	P	
22 Office Machines and Equipment Sales and Minor Repair			
23 Pest Control Service			
24 Photocopy Service	P	P	
25 Print Shop	P	P	
26 Printing Plant, Publishing			
27 Remote Teller, Freestanding for Pedestrian Use	C	C	
28 Stenographic Service	P	P	
29 Studio - Radio, Television, Recording			
30 Telegraph Office			
31 Telephone Answering Service			
32 Ticket Agency			
33 Wholesale Distributor's Service Facility			
<b>C Eating/Drinking/Lodging</b>			
1 Apartment Hotel			
2 Bakery, Pastry Shop	P	P	
3 Bar - Tavern	C	C	
4 Bed and Breakfast Inn			C
5 Brew Pub (no wholesale or off-site sale of beer, wine or alcohol)	C	C	
6 Catering Service	P	P	
7 Delicatessen, Snack Bar or Coffee Shop	P	P	
8 Drive-in Food Service	C[2]		
9 Motel			



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10 Resorts			
11 Restaurant - Coffee Shop - Cafeteria	P	P	
12 Soda Fountain - Ice Cream Parlor	P	P	
<b>D Entertainment</b>			
1 Arcade - Electronic, Mechanical, or Video Games	C	C	
2 Art Gallery or Studio	P	P	
3 Bingo			
4 Card Room			
5 Carnival or Circus			
6 Coin-Operated Amusement			
7 Dance Hall - Ballroom - Discotheque			
8 Dancing in a Bar or Restaurant	P	P	
9 Electronic, Mechanical or Video Games	P	P	
10 Museum	P	P	
11 Physical Fitness Studio	P	P	
12 Recreation Facility, Indoor	C	C	
13 Recreation Facility, Outdoor			
<b>E Food, Drug, Liquor Sales</b>			
1 Bakery, Pastry Shop	P	P	
2 Bakery, Wholesale Only			
3 Butcher and Meat Market	P	P	
4 Butcher, Wholesale, excluding Slaughterhouse			
5 Candy Store	P	P	
6 Certified Farmers Market	C	C	
7 Coin-Operated Dispenser			
8 Convenience Store / Neighborhood Market (less than 6,000 square feet in size)	C	C	
9 Drug Store - Nonprescriptive Drugs and Sundries	P	P	
10 Food Market Ancillary to Service Station			
11 Liquor Store	C	C	



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12 Prescription Pharmacy	P	P	
13 Supermarket - Food Store	P	P	
<b>F General Sales</b>			
1 Book - Record Store	P	P	
2 Bottled Gas Sale and Related Storage			
3 Building Material and Lumber Sales	P [3]		
4 Clothing and Apparel Store	P	P	
5 Costume Shop - Sale and Rent	P	P	
6 Curio - Novelty Shop	P	P	
7 Electronic Equipment Store	P	P	
8 Firewood - Fuel Sales			
9 Flea Market or Public Auction			
10 Florist	P	P	
11 Garage Equipment and Tool Sales			
12 General Retail or Department Store	P	P	
13 Gift - Card Shop	P	P	
14 Gunshop - Gunsmith	P	P	
15 Hardware Store	P	P	
16 Hay, Seed and Grain Store			
17 Hotel - Restaurant Equipment Sales			
18 Jewelry Store - Sales, Repair	P	P	
19 Lapidary Shop	P	P	
20 Military Surplus Store			
21 Music Store, including Instrument Repair	P	P	
22 Newspaper - Magazine Stand	P	P	
23 Nursery, Plants	P	P	
24 Office Machines and Equipment Sales and Minor Repair			
25 Ornamental Rock Sales and Related Storage			
26 Pawn Shop			
27 Pet Store, no Kennel	P		



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28 Photographic Supply - Camera Store	P	P	
29 Pool Table Sale and Repair Service	P	P	
30 Portable Swimming Pool - Supply and Sales			
31 Power Tools - Sales, Repair	P	P	
32 Public Auction of New Clothing and Apparel			
33 Shoe Store	P	P	
34 Stamp/Coin Store	P	P	
35 Stationery Store	P	P	
36 Television and Radio Sales	P	P	
37 Tobacco Shop	P	P	
38 Toy Store	P	P	
39 Trophy/Emblem Store	P	P	
40 Video Store, Sales and Rental	P	P	
41 Watches - Sales, Repair	P	P	
42 Wholesale Store			
<b>G Health Services</b>			
1 Acupuncture Office	P	P	
2 Adult Day Health Center	P	P	C
3 Ambulance Service		C	
4 Convalescent Hospital		P	C
5 Eyeglasses, Frames, Contact Lens - Sale and Service	P	P	
6 Hearing Aids - Sales and Service	P	P	
7 Hospital			
8 Laboratory - Medical, Dental or Optical	P	P	
9 Laboratory - Research, Analysis		P	
10 Medical Clinic (See Title I, Chapter 30)	P	P	
11 Medical or Dental Office	P	P	
12 Orthopedic Appliances Sales/Service	P	P	
13 Psychiatric Facility			
14 Physical Therapy	P	P	



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15 Sanitarium			
16 Social Rehabilitation Center			C
<b>H Home Accessories and Services</b>			
1 Antique Store	P	P	
2 Appliance Store	P	P	
3 Carpet Cleaning Plant			
4 Floor Covering, Drapery or Upholstery Store	P	P	
5 Furniture Cleaning, Refinishing, Reupholstery Shop			
6 Furniture Store	P	P	
7 Gardening - Landscaping Supply Store	P [1]	P	
8 General Glass Sales, Services		P	
9 Interior Decorators Service Yard and Workshop			
10 Paint and Wallpaper Store	P	P	
11 Tree Service			
<b>I Manufacturing/Processing</b>			
1 Assembly - Light Manufacturing			
2 Beverage Bottling Works			
3 Boat Building and Major Repair of Boats			
4 Building Trades Service Yard and Workshop			
5 Cabinet or Carpentry Shop			
6 Machine Shop			
7 Photographic Processing Plant, Wholesale Facility			
8 Recycling Center			
<b>J Membership Organizations</b>			
1 Church	P	P	C
2 Citizens Improvement Club - Community Center	P	P	
3 Labor Union Temple	C	C	
4 Lodge - Fraternal Hall	C	C	
<b>K Miscellaneous Services</b>			
1 Blacksmith Shop			



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2 Cold Storage - Frozen Food Locker			
3 Equipment Rental			
4 Farm Equipment - Rental and Incidental Storage			
5 Garage as Primary Use			
6 Kennel, Cattery, Boarding/Training (Kennels require one (1) Acre lot minimum)			
7 Laboratory Materials Testing			
8 Laundromat or Cleaners	P	P	
9 Laundry or Cleaning Plant, Wholesale Facility			
10 Moved Building Storage, Temporary (7 days or less)			
11 Parking Lot as Primary Use			
12 Pet Grooming Service	P	P	
13 Photography Studio, including Incidental Processing	P	P	
14 Picture Framing Shop	P	P	
15 Public Auction or Flea Market			
16 Storage Building - Mini			
17 Taxidermist			
18 Towed Vehicle Storage (Operable Vehicles) with Onsite Office			
19 Towing Service			
20 Travel Agency	P	P	
21 Veterinarian - Animal Hospital	P	P	
22 Warehousing and Storage			
23 Welding Shop			
<b>L Offices</b>			
1 Accountants, Bookkeepers Office	P	P	
2 ATM - exterior and/or driveway	C	C	
3 Bank, Savings and Loan, Finance, Loan, Credit Office	P	P	
4 Building Trades Contractors Office			
5 Business or Professional Office	P	P	
6 Collection, Counseling, Personnel Office	P	P	
7 Insurance Office	P	P	





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8 Interior Decorator Office	P	P	
9 Medical or Dental Office	P	P	
10 Public Relations or Advertising Office	P	P	
11 Real Estate Office and Property Management Office	P	P	
<b>M Personal Services</b>			
1 Barber or Beauty Shop	P	C	
2 Child Care Center	P	P	
3 Dating Service (Computerized Video Matching)	P	P	
4 Dressmaker	P	P	
5 Electrolysis	P	P	
6 Fortune Teller, Palmist, Tarot Card Reader			
7 Funeral Establishment		P	
8 Massage Therapy (Incidental to a Permitted Use with State-approved Certificate of Training)	P	P	
9 Massage Therapy (Principal Use with State-approved Certificate of Training)	P	P	
10 Massage within 500' of Residential Zone or other Massage Use	P	P	
11 Reducing - Body Building/Aerobics Studio	P	P	
12 Shoe Shine	P	P	
13 Social Center	C	C	
14 Studio - Dance, Voice, Music, Gymnastics	P	P	
15 Tailor	P	P	
16 Tanning Salon	P	P	
17 Tattoo Shop			
18 Wedding Chapel, Reception Hall			
19 Wig Sales and Service	P	P	
<b>N Public Facilities</b>			
1 Public Buildings, Facilities, Services or Utilities	P	P	P
2 Public Park and Ancillary Uses	P		P
<b>O Recreation Equipment Sales</b>			
1 Athletic Equipment and Sporting Goods Store	P	P	
2 Bicycle Sale, Rent Service	P	P	



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3 Boat Parts and Accessories Store			
4 Boat Sales, Rentals and Service			
5 Camper Shell - Sales, Repair, Rent			
6 Hang Glider, Ultra-Light Sales and Service			
7 Marine Supply Store			
8 Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Moped - Sales/Rentals/Service/Repair			
9 Recreational Vehicle and Boat Storage			
10 Saddlery Shop	P	P	
11 Swimming Pool, Spa - Sales and Service	P	P	
12 Tackle Shop	P	P	
13 Travel Trailer, Mobilehome, Motorhome or Camper - Sales, Rentals & Storage			
14 Water Recreation Equipment - Rental, Sales		P	
<b>P Repair Services</b>			
1 Appliance Repair Shop		P	
2 Grinding - Sharpening Service			
3 Lawn Mower Engine and Garden Power Tool - Sales, Service, Repair			
4 Shoe Repair Shop	P	P	
5 Television and Radio Repair Shop		P	
6 Tool Reconditioning		P	
<b>Q Schools</b>			
1 Business School	P	P	
2 Charm, Culture School			
3 College and University	C	C	
4 Driving School			
5 School - Private	C	C	C
6 School - Public	P	P	P
7 Self-Defense, Judo, Boxing, Gymnastics	P	P	
8 Trade School	C	C	
9 Vocational School	C	C	



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<b>R Transportation Facilities/Services</b>			
1 Baggage Transfer Service			
2 Bus Depot			
3 Freight Depot, excluding Draying and Truck Terminal			
4 Household Moving and Storage Service			
5 Parking Lot - above or below ground (Primary Use)			
6 Parking Structure (Primary Use)			
7 Taxi Cab Service and Storage Facility			
<b>S Other</b>			
1 Cellular or Wireless Communications Facility	C	C	
2 Fences or Walls (see Title III, Chapter 1)	P	P	P
3 Fences or Walls, Temporary (see Title III, Chapter 1)	P	P	P
4 Mobilehome or Travel Trailer at Construction Sites for construction offices or night watch people	P	P	
5 Outdoor Concession	TUP	TUP	
6 Promotional Display	TUP	TUP	
7 Seasonal Outdoor Sales - Christmas, Halloween, 4th of July, etc.	P(2)	P(2)	
8 Signs, Community Interest Group			
9 Signs, Directional Subdivision Sales, Permanent Subdivision		P	P
10 Signs, Facade	P	P	
11 Signs, Freestanding	P	P	
12 Signs, Grand Opening	TUP	TUP	TUP
<b>T Residential</b>			
1 Accessory Dwelling Unit			C
2 Accessory Structures, including Guesthouses			P
3 Condominiums		P	C
4 Duplex Units			C
5 Family Day Care Home for 12 or fewer children		P	P



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6 Family Day Care Home for 13 or greater children		C	C
7 Multi-Family Apartments		P	
8 Residential Care Homes		P	P
9 Single Family Dwelling		P	P
10 Townhouse, Row House or Cluster Development			C

Notes: \_\_\_\_\_

- [1] One gas station allowed in Auburn Commerce District (with a use permit) and only as a secondary use to a Major Tenant. The gas station shall not front on Auburn Boulevard.
- [2] One drive-through restaurant allowed in Auburn Commerce District (with a use permit). Drive thru uses shall be limited to Pads 6, 7, 8, 9, 10, or 11.
- [3] Consistent with section in Development Standards for outdoor storage, loading, and display.