



REZONING STAFF REPORT REZ-26-0000015

PROPERTY ADDRESS: 312 North Manhattan Avenue
APPLICANT: James Lascara
PROPERTY OWNER: Poseidon25 Developments, LLC
AUTHORIZED AGENT: Giselle Mota
RELATED APPLICATIONS: None
PRIOR APPLICATIONS: None
FUTURE LAND USE: R-20 (Residential-20)
HISTORIC LANDMARKS: None within 1000' of the subject site

CITY COUNCIL DISTRICT & REP. MEMBER: District # 6 – Miranda
CITY COUNCIL AT-LARGE (CITY-WIDE) MEMBERS: Clendenin, Maniscalco, and Hurtak

OVERLAY DISTRICT: None
NEIGHBORHOOD ASSOCIATION: Westshore Palms, Inc., Westshore Alliance, Bretton Woods Association Inc.

HEARING DATE: 02/12/2026
DATE OF REPORT: 02/05/2026
DATE OF SITE PLAN: Not Applicable



CURRENT ZONING:
 RS-50 (Residential, Single-Family-50)

REQUESTED ZONING:
 RM-18 (Residential, Multiple-Family-18)

FINDINGS:

The Development Review and Compliance staff has reviewed the application and found the request **CONSISTENT** with the City of Tampa Code of Ordinances.

LOCATION MAP:



REZONING STAFF REPORT REZ-26-0000015

PROJECT INFORMATION:

Lot Area (SF/Acreage)	11,454 SF (0.26 acres)
Lot Width (Frontage)	83'
Lot Depth	138'
Maximum Building Height	35'
Existing Use of Property	Residential, Single-Family Detached

SURROUNDING USE INFORMATION:

LOCATION	ZONING*	CURRENT USE
North	RS-50	Residential, Single-Family Detached
South	RS-50	Residential, Single-Family Detached
East	PD (Z03-136; Ord. 2003-302)	Residential, Single-Family Detached and Semi-Detached
West	RS-50	Residential, Single-Family Detached

*RS-Residential, Single-Family, PD-Planned Development

SUMMARY OF REQUEST:

The applicant seeks to rezone the subject site from Residential, Single-Family-50 (RS-50) to Residential, Multiple-Family-18 (RM-18). The site is located on the west side of North Manhattan Avenue at the intersection of West Fig Street and North Manhattan Avenue.

The area immediately surrounding the subject property is comprised of single-family detached dwellings to the north, west, and south with RS-50 zoning and a single family detached and semi-detached use to the east on property zoned PD (File # Z03-136; Ord. 2003-302). As you move east towards Lois Avenue, from the subject property, there are several rezonings to multiple family uses which have occurred over the last decade. There is a property rezoned to RM-18 (File # REZ-18-19; Ord. 2018-61) one block north of the subject property that encompasses part of the block west of North Manhattan Avenue between West Gray Street and West Fig Street. There is a RM-18 rezoning one block south of the subject property (File # REZ-18-91; Ord. 2018-168) located near the intersection of North Manhattan Avenue and West North B Street. There is a Planned Development (PD) to the northwest (File # Z99-43; Ord. 99-137) approved in 1999 for twelve condominium units.

The site has a Future Land Use designation of R-20, which allows for a maximum of 18 dwelling units per acre by right and up to 20 dwelling units per acre with bonus provisions met, or up to 0.5 Floor Area Ratio. Given the size of this lot and the requested RM-18 Euclidean zoning, a maximum of four (4) dwelling units can be considered on this lot. The development must comply with RM-18 zoning district standards which allows for a maximum density of one dwelling unit per 2,420 square feet of land area.

The requested RM-18 zoning district is consistent with the development pattern in the area and provides an appropriate transition from the more intense Residential Multiple-Family zoning to the southeast to the RS-50 zoning to the north and west.

REZONING STAFF REPORT REZ-26-0000015

GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:

City Council must consider the following when considering this request for rezoning:

1. **Sec. 27-156 a. (2)** Multi-family residential districts. The following multi-family districts provide for residential development at a variety of densities in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses to residential development and certain special uses are also permitted.
 - c. RM-18 - Residential Multi-family. This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density.

2. If approved, the subject site can be developed under RM-18 zoning district standards as detailed below:

RM-18	<i>Min lot size</i> 5,000 SF	<i>Min lot width</i> 50'	<i>Min front setback</i> 25'	<i>Min side setback</i> 7'	<i>Min rear setback</i> 15'	<i>Min corner setback</i> 7'	<i>Max FAR**</i> -	<i>Max Building Height</i> 35'
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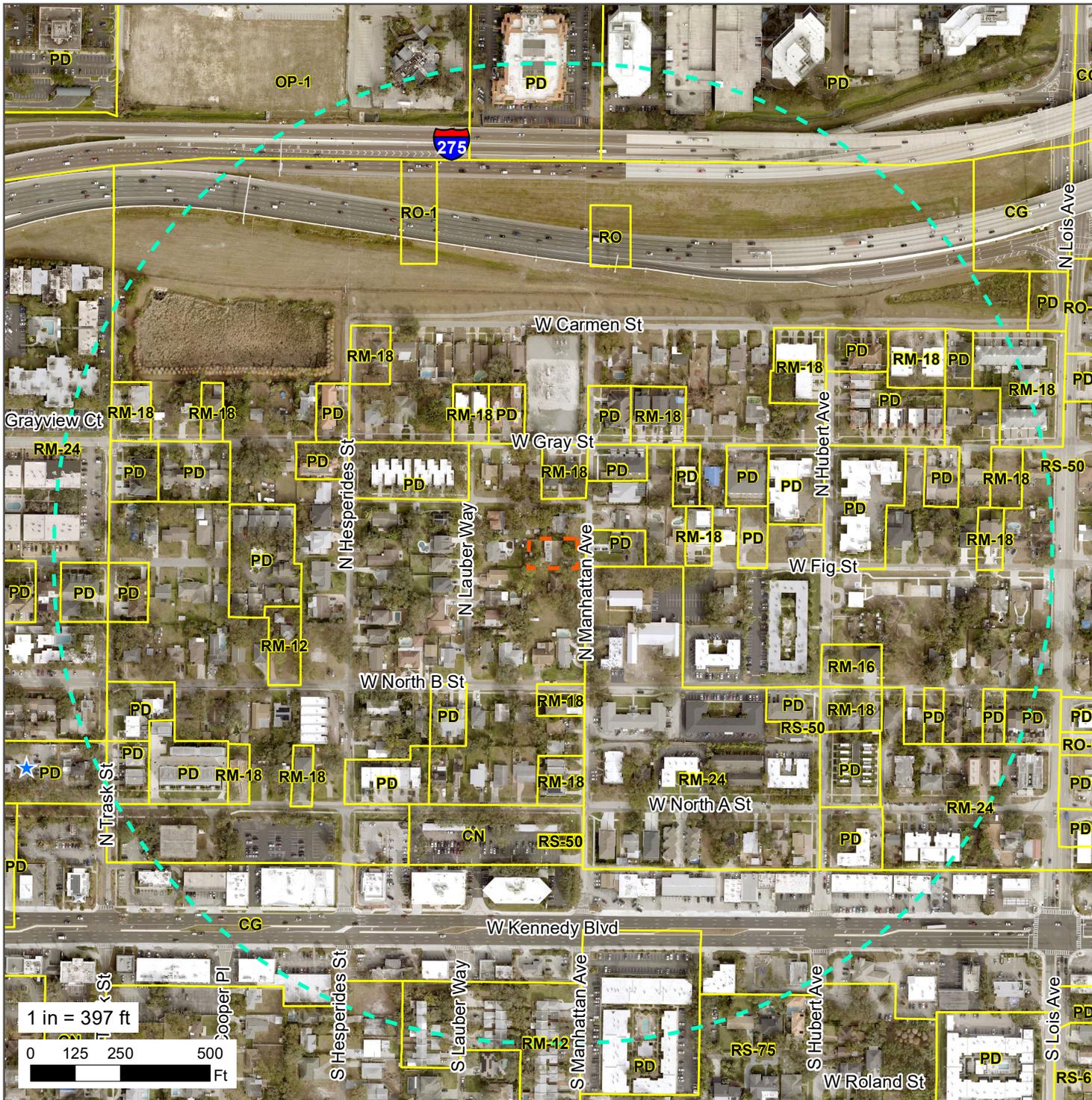
* **Refer to the Tampa Comprehensive Plan for maximum density/floor area ratio ("FAR") limits.

Please see the attached Table of Permitted Uses for all uses allowed in the RM-18 zoning district.

GENERAL REQUIREMENTS OF CODE/STAFF FINDINGS:

Development Coordination	Consistent
Natural Resources	Consistent
Transportation	Consistent
Hillsborough County City/County Planning	Consistent
Solid Waste	Consistent
Stormwater	Consistent
Wastewater	Consistent
Tampa Fire Rescue	Consistent
Water	Consistent
Urban Design	Not Applicable

Submitted & Completed by:
Stephanie Pope
Urban Planner II
Development Coordination



Request to Rezone

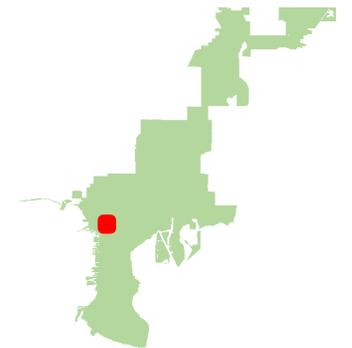
REZ-26-000015
312 N Manhattan Ave

RS-50 to RM-18

 Subject Property
 Zoning  1,320' Buffer

★ Historic Landmark Local
None

★ Historic Landmark National
None



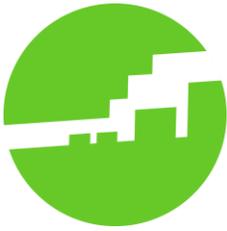
DISCLAIMER: information represented on this map is for reference only. Every effort has been made to verify the information. However, the data is dynamic and accuracy is not guaranteed. Users are urged to report inconsistencies so updates can be made accordingly.

Prepared by Development & Growth Management
Right of Way & Mapping Section

January 12, 2026



Jane Castor, Mayor



**Hillsborough County
City-County
Planning Commission**

City of Tampa Rezoning	
Hearing Date: February 12, 2026 Report Prepared: February 4, 2026	Petition: REZ 26-15 312 North Manhattan Avenue <i>Located approximately 30 feet west of the intersection of North Manhattan Avenue and West Fig Street.</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-20 (20 du/ga; 0.5 FAR)
Planning Area:	Westshore
Zoning:	Residential, Single-Family-50 (RS-50) to Residential, Multi-Family-18 (RM-18)
Parcel Size (Approx.):	11,454± sq. ft. (0.26± acres)
Street Functional Classification:	North Manhattan Avenue – Local West Fig Street – Local



Context:

The proposal is to rezone the subject site from Residential, Single-Family-50 (RS-50) to Residential, Multi-Family-18 (RM-18). The site is currently occupied by a single-family home.

- The 0.26± acre subject site is situated within the Westshore Planning District, and more specifically, the Westshore Palms Neighborhood.
- The subject site is within the **Residential-20** (20 du/ga; 0.5 FAR) Future Land Use designation. This category supports medium-density and lower-density residential dwellings, limited neighborhood-serving commercial uses, compatible public/quasi-public, and special uses (churches, schools, recreational and daycare facilities). Non-residential uses must meet the locational criteria provided in the Comprehensive Plan.
- Under the R-20 Future Land Use designation, the subject site can be considered for a maximum of four dwelling units (18 du/ga) or five dwelling units (20 du/ga) with a Bonus Provision Agreement approved by Tampa City Council. The site may also be considered for 5,727± square feet of non-residential uses by right (0.5 FAR), subject to locational criteria.
- The surrounding area contains a mixture of uses, including single-family, two-family and multi-family uses. To the north and west there are single-family detached residences, north and east are scattered multi-family uses. To the southeast, there is a public/quasi-public use (West Shore Baptist Church), with light commercial within the Westshore Business Center and Westshore mall to the west and to the south along West Kennedy Boulevard, which is a designated Transit Emphasis Corridor.
- Charles B. Williams Park is the closest public recreational facility, located approximately 0.15 miles east of the subject site.
- The closest transit stop is approximately ¼ mile south of the subject site, located at the intersection of West Kennedy Boulevard and South Hubert Avenue. Serviced by HART Route #30, this route connects to Downtown Tampa and Tampa International Airport via Kennedy Boulevard.
- The subject site is within the Coastal Planning Area, specifically Evacuation Zone B. Rezoning in the Coast Planning Area that increase the number of residential units shall mitigate its impact on shelter space demands based on shelter space LOS (*CM Policy 1.2.2*).

Compliance with the Comprehensive Plan:

The following Objectives and Policies apply to this rezoning request and are used as a basis for consistency finding.

Goals, Objectives, and Policies of the Tampa Comprehensive Plan:

City Planning Strategy - Goals, Objectives, and Policies

LU Objective 2.1: Regulate the levels of building intensity according to the standards and land use designations, to accommodate the projected population increase of 150,000 people and 150,000 employees by 2040.

LU Policy 2.1.1: Encourage compact, higher-density development that is compatible with its surrounding character.

LU Policy 2.1.2: Use limited land resources more efficiently and pursue a development that is more economically sound, by encouraging infill development on vacant and underutilized sites.

Land Development Regulations – Goals, Objectives, and Policies

LU Objective 8.15: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes.

LU Policy 8.15.1: Development shall not exceed the densities and intensities as defined by the land use plan categories, and incorporated herein as reference.

LU Policy 8.15.2: Each land use plan category shall have a unique set of zoning districts that may be permitted within the land use plan category, as adopted in the Zoning Code. Zoning districts which are not included in the table/ matrix shall neither be applied for, nor approved.

Overall Residential Development and Redevelopment

LU Objective 9.2: Ensure that there is an adequate amount of land planned for residential purposes to accommodate the projected population.

LU Policy 9.2.6: Encourage single family attached and multi-family developments to be designed to include orientation of the front door to a neighborhood sidewalk and street.

Multifamily Residential Areas

LU Objective 9.6: Increase the diversity and improve the sustainability of multi-family residential areas.

LU Policy 9.6.1: Encourage the development and retention of a diversity of multifamily housing types to meet the needs of Tampa's present and future populations.

LU Policy 9.6.2: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

LU Policy 9.6.3: Designate as multifamily residential areas, existing areas predominantly occupied by multifamily development, as well as areas where greater residential development is desired to increase housing opportunities and promote development intensities consistent with the city form strategy.

Low Medium Density Multifamily Areas

LU Objective 9.7: Provide opportunities for infill development in areas already characterized by low to low medium density multifamily development and create transitions in development intensity between single-family zones and more intensive multi- family or commercial areas.

LU Policy 9.7.1: Provide opportunities for attached housing at slightly higher densities than single-family areas.

LU Policy 9.7.3: Use low-density multifamily areas to provide for transitional densities between single-family neighborhoods and more intense commercial and residential uses.

Provide Multimodal Options

MBY Objective 1.1: Invest in safe, convenient, and comfortable mobility options.

MBY Policy 1.1.4: Encourage new development or redevelopment to include sidewalks on both sides of all roads wherever feasible.

MBY Objective 1.8: Enforce development's requirements and contributions toward improving on-site multimodal access and safety.

MBY Policy 1.8.1: Continue to require development to construct sidewalks adjacent to the property frontage or require payment of a sidewalk in-lieu fee, adjusted for present day average costs, inclusive of survey, design, and construction, into the Sidewalk Trust Fund.

Adequate Sites to Accommodate Housing Needs

HSG Objective 1.3: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Tampa's households now and in the future in all neighborhoods.

HSG Policy 1.3.4: Encourage new housing on vacant, infill, or underutilized land.

Infrastructure – Goals, Objectives, and Policies

INF Objective 1.1: Continue to coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the City through the continued implementation of the Concurrency Management System.

INF Policy 1.1.18: Promote a residential development pattern consistent with the compact city form strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

Hurricane Evacuation and Shelters

CM Objective 1.2: Maintain and reduce hurricane clearance times within the City as a component of maintaining and reducing evacuation times for Hillsborough County and the Region.

CM Policy 1.2.2: Rezoning in the Coastal Planning Area that increase the number of residential units shall mitigate the impact on shelter space demands based on the shelter space LOS.

Staff Analysis of Goals, Objectives, and Policies:

The applicant proposes to rezone 0.26± acres from the Residential Single-Family-50 (RS-50) zoning district to the Residential Multi-Family-18 (RM-18) zoning district. The site is designated Residential-20 (R-20) on the Future Land Use Map, which allows for the consideration of both multifamily and single-family attached infill development (*LU Policy*

8.15.2). The proposed rezoning would support compatible infill development in an area planned for up to 20 dwelling units per acre (*LU Policies 2.1.1, 2.1.2, 8.15.1*).

The surrounding area to the west is primarily composed of single-family detached homes and scattered multi-family development. Directly to the east is developed with mainly multi-family, and the West Shore Baptist Church is to the southeast. Further to the south along West Kennedy Boulevard, which is a designated Transit Emphasis Corridor, is concentrated with commercial uses within the Urban Mixed Use-60 Future Land Use designation. Additionally, Interstate 275 is located approximately 0.15 miles north of the subject site.

Planning Commission staff have determined that the proposed rezoning supports the development pattern envisioned in the Comprehensive Plan. While the block is zoned primarily for single-family, the RM-18 and RM-24 zoning categories are the second most abundant categories within the area, particularly to the east, with approximately five rezonings to these categories and Planned Development occurring within one block of the subject site over the last five years. Approval of the proposed rezoning would continue the trend towards housing at slightly higher densities than the existing neighborhood, consistent with adopted policy direction (*LU Policies 9.7.1, 9.7.3*). The Comprehensive Plan encourages multifamily and attached single-family development that is pedestrian-friendly, with front doors oriented toward neighborhood streets or sidewalks (*LU Policy 9.2.6*). As part of the site design, the applicant should ensure sidewalks are provided along North Manhattan Avenue or alternatively, should contribute to the sidewalk in-lieu fee (*MBY Policies 1.1.4, 1.8.1*).

This rezoning request supports broader Comprehensive Plan goals for accommodating population growth through a compact urban form and encouraging infill development near transit and employment centers (*LU Policies 9.6.1, 9.6.2, 9.6.3; INF Policy 1.1.18; HSG Policy 1.3.4*). This proposal aligns with those objectives by enabling new housing options in proximity to the Westshore Business Center and West Kennedy Boulevard, a designated Transit Emphasis Corridor, and commercial development along this thoroughfare.

The site is located within the Coastal Planning Area, specifically in Evacuation Zone B. Any rezoning that increases residential density in this area must address potential impacts on emergency shelter demand based on the established Level of Service. Accordingly, the applicant will be required to coordinate with Hillsborough County and the City of Tampa to address any necessary hurricane mitigation payments at the time of permitting (*CM Policy 1.2.2*).

In summary, the request is comparable and compatible with the surrounding area and is consistent with the long-range development pattern encouraged under the Residential-20 Future Land Use designation.

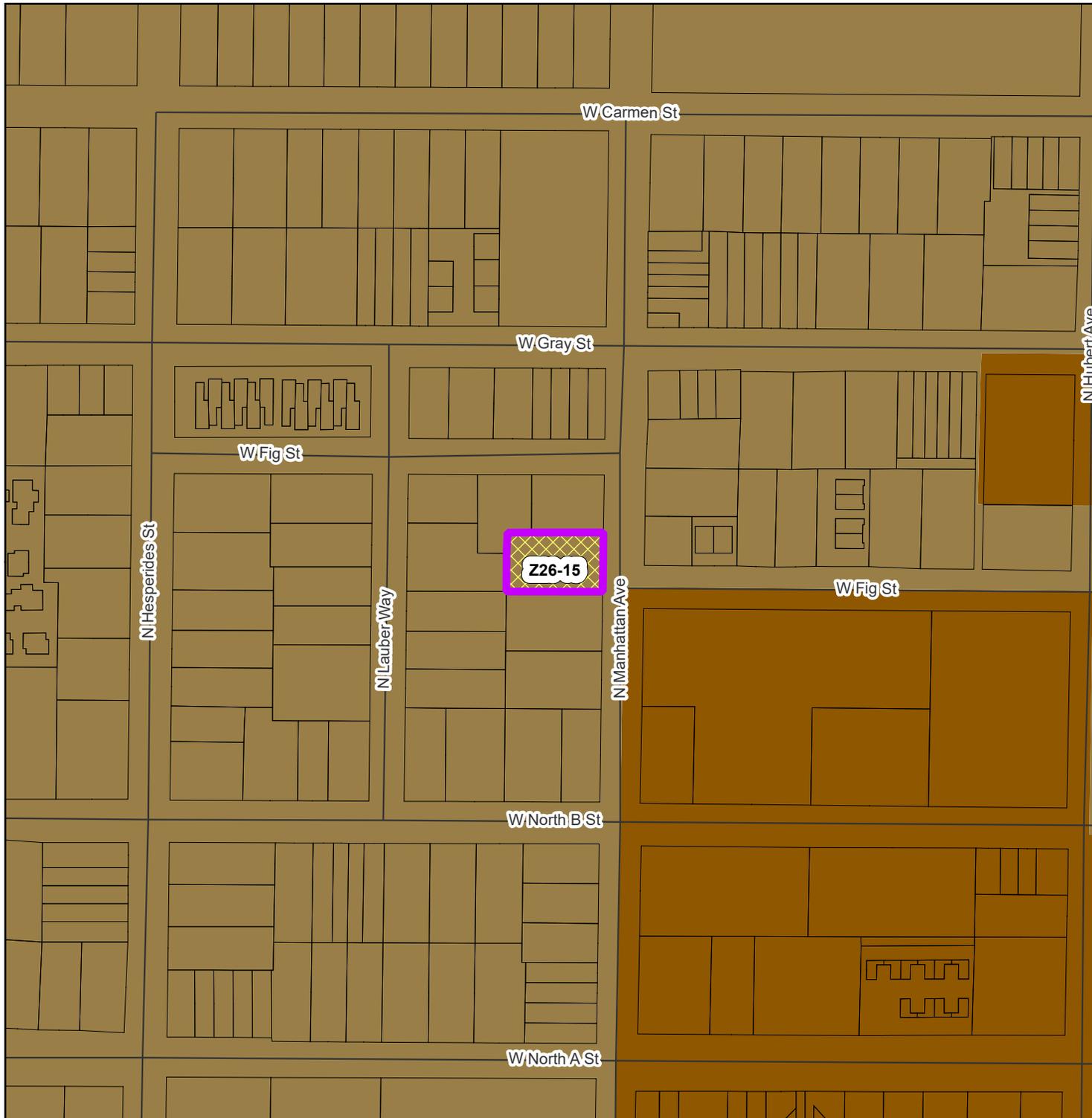
Recommendation:

Based on the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the provisions of the *Tampa Comprehensive Plan*.

CITY OF TAMPA

Future Land Use
Z26-15

312 N. Manhattan Ave.
From: RS-50 (Residential Single-Family)
To: RM-18 (Residential Multiple-Family)



Legend

Rezoning

<call other values>

STATUS

APPROVED

CONTINUED

DENIED

WITHDRAWN

PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

wam.BOUNDARY.Jurisdiction_Line

RURAL ESTATE-10 (.25 FAR)

RESIDENTIAL-3 (.35 FAR)

RESIDENTIAL-6

RESIDENTIAL-10 (.35 FAR)

RESIDENTIAL-20 (.50 FAR)

RESIDENTIAL-35 (.60 FAR)

RESIDENTIAL-50 (1.0 FAR)

RESIDENTIAL-83 (.65 FAR)

SUBURBAN MIXED USE-3 (.25 FAR)

SUBURBAN MIXED USE-6 (.50 FAR)

NEIGHBORHOOD MIXED USE-16 (.50 FAR

NONRESIDENTIAL USES, .75 FAR VERTICAL

MIXED-USE OR RESIDENTIAL ONLY)

NEIGHBORHOOD MIXED USE-24 (.75 FAR

NONRESIDENTIAL USES, 1.0 FAR VERTICAL

MIXED-USE OR RESIDENTIAL ONLY)

NEIGHBORHOOD MIXED USE-35 (1.0 FAR

NONRESIDENTIAL USES, 1.5 FAR VERTICAL

MIXED-USE OR RESIDENTIAL ONLY)

GENERAL MIXED USE-24 (1.5 FAR)

URBAN MIXED USE-60 (3.25 FAR)

COMMUNITY MIXED USE-35 (2.0 FAR)

TRANSITIONAL USE-24 (1.5 FAR)

REGIONAL MIXED USE-100 (3.5 FAR)

MUNICIPAL AIRPORT COMPATIBILITY

COMMUNITY COMMERCIAL-35 (2.0 FAR)

LIGHT INDUSTRIAL (1.5 FAR)

HEAVY INDUSTRIAL (1.5 FAR)

RECREATIONAL/OPEN SPACE

PUBLIC/SEMI-PUBLIC

MAJOR ENVIRONMENTALLY SENSITIVE

AREAS

CENTRAL BUSINESS DISTRICT

MAC DILL AIR FORCE BASE

WATER

RIGHT OF WAY

TRANSITIONAL AREA (DUE TO

DATA SOURCES: Rezoning boundaries from The Planning

Commission and are not official. Parcel lines and data from

Hillsborough County Property Appraiser.

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City-County Planning Commission.

ACCURACY: It is intended that the

accuracy of the base map comply with U.S. national map accuracy

standards. However, such accuracy is not guaranteed by the

Hillsborough County City-County Planning Commission. This map is

for illustrative purposes only. For the most current data and

information, see the appropriate source.

0 30 60 90 120

Feet

Map Printed from Rezoning System: 1/8/2026

Author: Jerid McAdoo

File: C:\Users\jmcadoo\Desktop\Rezoning.mxd



TABLE 4-1

SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT*

*Legend:																
X—Permitted principal use																
S1—Special use—Zoning administrator review																
S2—Special use—City council review																
A—Permitted accessory use																
Blank—Prohibited use																
Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO ²⁶	RO-1 ²⁶	OP	OP-1 ¹⁵
Use Group A																
Adaptive reuse													X	X	X	X
Bed and breakfast						S1	X	X	X	X						
Cemetery	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	X	X	X	X
Congregate living facilities:																
Facilities of 6 or fewer residents ³	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Small group care facility	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1
Large group care facility									S1	S1	S1	S1	S1	X	X	X
Dwelling, multiple-family						S1	S1	S1	X	X	X	X		S1	S1	S1
Dwelling, single-family, detached ³⁰	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S1	S1
Dwelling, single-family, semi-detached ⁴						X	X	X	X	X	X	X		X	X	X
Dwelling, single-family, attached ⁵						X	X	X	X	X	X	X		S1	S1	S1
Dwelling, two-family						X	X	X	X	X	X	X		X	X	X
Extended family residence	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1
Home based business ²²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Private pleasure craft used as residence	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2				
Professional residential facilities:																
Recovery Home A							S2	S2	S2	S2	S2	S2		S2	S2	S2
Recovery Home B									S2	S2	S2	S2		S2	S2	S2
Residential treatment facility									S2	S2	S2	S2		S2	S2	S2
Life care treatment facility									S2	S2	S2	S2		S2	S2	S2
Use Group B																
Accessory use to a permitted principal or special group B use														A	A	A
Clinic															X	X
Club																X
College															X	X
Community garden, private				S1	S1	S1	S1									
Day care and nursery facility				S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	X

Day care and nursery facility (numbers limited to 5 children)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Fraternity or sorority																X	X
Funeral parlor														X	X	X	
Hospital and associated uses																	X
Hotel and motel																	X
Place of religious assembly	S2	X	X	X	S2	S2	X	X	X								
Public cultural facility																X	X
Roominghouse ²⁷									S2	S2	S2	S2					
School	S2	S2	S2	S2	S2	X	X	X	X	X	X	X	S2	X	X	X	X
School, vocational																	
School, business																X	X
School, trade																	
Security guards quarters																A	A
Use Group C																	
Accessory use to a permitted principal or special group C use														A	A	A	A
Adult use																	
Airport																	
Air conditioned storage																	
Alcoholic beverage sales—Craft distillery retail (package only)																	
Bar or lounge																	S1/S2 ¹⁸
Bowling alley-12+ lanes (on premises only)																S1/S2 ¹⁸	S1/S2 ¹⁸
Convenience retail (package only)																	S1/S2 ¹⁸
Craft distillery retail (package only)																	S1/S2 ¹⁸
Gasoline retail (package only)																	S1/S2 ¹⁸
Hotel w/100+ rooms (on premises only)																	S1/S2 ¹⁸
Large venue (on premises/package)																	S2 ¹⁴
Motion picture studio																	
Public golf course ¹⁹	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restaurant (on premises only)																	S1/S2 ¹⁸
Shopper's goods retail (package only)																	S1/S2 ¹⁸
Small venue (on premises/package)																S2 ¹⁴	S2 ¹⁴
Sidewalk café																S1 ¹⁴	S1 ¹⁴
Special restaurant (on premises only)																	S1/S2 ¹⁸
Specialty retail (package only)																	S1/S2 ¹⁸
Temporary (on premises only)	S1 ¹⁴	S1 ¹⁴															

Appliance and equipment repair																	
Auto rental																	A
Bank														X		X	
Bank, drive-in														S1		S1	
Blood donor center																	
Catering shop																X	
Cigar factory																	
Commercial kitchen																X	
Correctional facility																	
Craft distillery																X	
Crematorium																	
Drive-in window														S1		S1	
Drycleaning plant, large																	
Drycleaning plant, small																X	
Dwelling unit, accessory ¹⁷				X/S1													
Explosive storage and/or manufacturing																	
Food trucks ³¹														X		X	
Hazardous materials																	
Heliport, helistop																S2	
Interim parking ⁸												X	X	X		X	
Junkyard																	
Kennel, large ²⁹																	
Kennel, small ²⁸																X	
Laboratory, dental and medical													A	A	X	X	
Landfill																	
Lot, irregular	S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	
Maintenance or storage facility																	
Manufacturing, heavy																	
Manufacturing, light																	
Marina																	
Material recovery facility																	
Medical marijuana dispensary ¹⁶																X	
Medical marijuana processing facility ¹⁶																	
Microbrewery																	
Production limits: Up to 60,000 barrels annually																	
Production limits: >60,000 up to 200,000 barrels annually ²⁰																	
Nursing [care facility], convalescent and extended care facility							S2	S2	S1	S1	X	X		S1	S1	X	
Office, business and professional													X	X	X	X	

Office, medical													S2	S2	X	X
Parking, off-street:																
Principal use	A ⁹											S1				
Accessory use ¹						A	A	A	A	A	A	A	A	A	A	A
Commercial use	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S1	S1	S1	S1
Parking, temporary	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1
Personal services									A	A	A	A		A	X	X
Petroleum bulk storage and/or processing																
Pharmacy													A	A	A	X
Place of assembly																X
Printing, light															A	X
Printing and publishing																
Public service facility	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2
Public use facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Radio/television studio																X
Recreation facility, commercial:																
Indoor															X	X
Outdoor																
Recycling - materials and goods																
Recreation facility, private	S1	S1	S1	S1	S1	S1	S1	S1	X	X	X	X	S1	X	X	X
Research activity															X	X
Restaurant																X
Restaurant, drive-in																S1
Retail bakery																X
Retail sales, convenience goods																X
Retail sales, gasoline																X
Retail sales, lawn and garden shop																S1
Retail sales, shopper's goods																X
Retail sales, specialty goods																X
Reupholstery shop																A
Special event parking ⁷													X	X	X	X
Storage, open ²																
Storefront/residential:																
Office													X	X	X	X
Commercial																X
Temporary help agency																
Temporary film production ¹⁰	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Transportation service facility																
Truck/trailer rental																S2
Utility transmission site	S2	S2	S2	S2	S2	S2										
Vehicle repair, major																

Vehicle repair, minor																
Vehicle sales and leasing																
Vendor, annual or special event (private property)																
Vendor, sports and entertainment												S1	S1	S1	S1	
Vendor, temporary ¹³														S1	S1	
Vermin control and related services																
Veterinary office																X
Warehouse and wholesale trade																
Warehouse, mini																
Wine production, customized																X