

LAND USE	Current Historic Overlay Land Use Permissions	Proposed Land Uses Mercer District	Proposed Land Uses Old Fitzhugh District	Proposed Land Uses Hays District
Bulk Grain and/or Feed Storage	X	X	X	X
Farms, General (Crops), Commercial	X	X	X	X
Greenhouse (Non-Retail)	P	X	P	X
Livestock Sales	X	X	X	X
Orchard/Crop Propagation	P	X	P	X
Plant Nursery (Commercial)	X	X	X	X
Small Scale Farm	P	X	P	X
Stable, Commercial	X	X	X	X
Stables (Private, accessory use)	P	X	P	X
Stables (Private, principal use)	X	X	X	X
Garden (Non-Retail)	P	P	X	P
Farm Animals (Exempt - FFA, 4H)	P	X	P	X
Farm Animals (Non-Exempt)	P	X	P	P
Accessory Bldg./Structure (Nonresidential)	P	P	P	P
Accessory Bldg./Structure (Residential)	P	P	P	P
Accessory Dwelling Unit	P	P	P	P
Caretaker's/Guard Residence	P	P	P	P
Community or Group Home	P	X	P	P
Duplex/Two-Family	P	X	P	P
Garage Residential Conversion	P	P	P	P
Garden Home/Townhome	P	P	P	P
Home Occupation	P	P	P	P
HUD-Code Manufactured Home	X	X	X	X
Living Quarters on Site with a Business	P	P	P	P
Multiple-Family Dwelling	P	P	P	P
Residential Loft	P	P	P	P
Rooming/Boarding House	P	P	P	P
Single-Family Dwelling, Detached	P	P	P	P
Single-Family Industrialized Housing	P	P	P	P

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Swimming Pool, Private	P	P	P	P
Armed Services Recruiting Center	P	P	P	P
Bank	X	X	X	X
Check Cashing Service	X	X	X	X
Credit Agency	X	X	X	X
Insurance Agency Offices	P	P	P	P
Offices, General/Professional	P	P	P	P
Office, Brokerage Services	P			
Offices, Health Services	P			
Offices, Legal Services	P			
Offices, Parole/Probation	X			
Offices, Professional	P			
Offices, Real Estate Office	P			
Saving and Loan	X			
Security Monitoring Company	X			
Telemarketing Center	X			
All-Terrain Vehicle Dealer (Sales Only)	X			
Ambulance Service (Private)	X			
Antique Shop	P			
Appliance Repair	X			
Art Dealer/Gallery	P			
Artisan's Shop	P			
Artist Studio	P			
Auto Sales (New and Used)	X			
Auto Supply Store	X			
Bakery or Confectionary (Retail)	P			
Bar	C			
Barbershop	P			
Beauty Shop	P			

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Bed and Breakfast Inn or Facility	P			
Bicycle Sales and Repair	P			
Book Store	P			
Building Materials Sales	X			
Cabinet/Counter/Woodworking Shop (Custom) Retail	X			
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X			
Cafeteria	P			
Communication Equipment Repair	X			
Computer Sales	P			
Consignment Shop	P			
Convenience Store (With Gas Sales)	X			
Convenience Store (Without Gas Sales)	P			
Cooking School	P			
Dance/Drama/Music Studio or School	P			
Department Store	P			
Drapery, Blind Upholstery Store	P			
Exterminator Services	X			
Financial Services	P			
Florist Shop	P			
Food or Grocery Store (General)	P			
Food or Grocery Store (Limited)	P			
Funeral Home or Mortuary	X			
Furniture Store (New and/or Used)	X			
Garden Shop (Inside Storage)	P			
General or Community Retail Store	P			
Gravestone/Tombstone Sales	X			
Hardware Store	P			

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		Mercer District	Old Fitzhugh District	Proposed Land Uses Hays District
Home Improvement Center	X			
Laundry/Dry Cleaning	X			
Lawnmower Sales & Repair	X			
Live-in Security Quarters	P			
Locksmith	X			
Major Appliance Sales	X			
Market (Public)	P			
Mini-Warehouse - Self Storage	X			
Mobile food vendor - 10 days or less	P			
Mobile food vendor - longer than 10 days	C	X	C	C
Mobile food vendor court	C	X	C	C
Motorcycle Dealer (Sales, Repair)	X			
Motel or Hotel	P			
Needlework Shop	P			
Pet Shop/Supplies	P			
Pharmacy	P			
Photocopying/Duplicating	P			
Photography Studio	P			
Plant Nursery (Retail Sales, Outdoors)	X			
Radio or Television Studio	X			
Recycling Center	X			
Restaurant (No Drive-Through Service)	P			
Restaurant (With Drive-Through)	X			
Security Systems Installation Company	X			
Sexually Oriented Business	X			
Shoe Repair	P			
Special Event Facilities	C			
Studio, Tattoo or Body Piercing	P			
Tailor Shop	P			

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Tool and Machinery Rental (Indoor Storage)	X			
Tool and Machinery Rental (Outdoor Storage)	X			
Travel Agency	P			
Temporary Outdoor Sales/Promotion	P			
Upholstery Shop	P			
Used Merchandise/Furniture	P			
Vacuum Cleaner Sales and Repair	X			
Veterinarian Clinic (Indoor Kennels)	P			
Woodworking Shop (Ornamental, Handmade)	P			
Antique Vehicle Restoration	X			
Auto Body Repair	X			
Auto Financing and Leasing	X			
Auto Muffler Shop	X			
Auto Paint Shop	X			
Auto Tire Sales and Repair	X			
Auto Upholstery Shop	X			
Auto Washing Facility, Attended	X			
Auto Washing Facility, Unattended	X			
Auto Wrecker Service	X			
Automobile Repair, Major	X			
Automobile Repair, Minor	X			
Heliport	X			
Helistop	X			
Limousine/Taxi Service	X			
Oil Change and Inspection	X			
Parking Lot, Commercial	X			
Parking Structure, Commercial	P			
Tire Dealer, Indoor Storage	X			
Amusement Arcade (Four or more devices)	P			

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Amusement Services (Indoor)	P			
Amusement Services (Outdoor)	X			
Billiard/Pool Facility	P			
Bingo Hall	P			
Bowling Center	P			
Broadcast Station (With Tower)	X			
Country Club (Private)	X			
Dance Hall	P			
Day Camp for Children	X			
Civic/Conference Center	P			
Dinner Theater	P			
Driving Range	X			
Fairgrounds/Exhibition Area	X			
Gaming Club (private)	X			
Golf Course (Miniature)	X			
Golf Course (Public, Private)	X			
Health Club	P			
Motion-Picture Studio, Commercial	X			
Motion-Picture Theater	P			
Museum	P			
Park accessory uses	X			
Park and/or Playground	P			
Psychic Reading Services	P			
Rodeo Grounds	X			
Skating Rink	X			
Tennis Court	P			
Theater (Stage)	P			
Video Rentals/Sales	P			
Assisted Living Facility	P			

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Broadcast Tower (Commercial)	X			
Cemetery or Mausoleum	X			
Child Day-Care Facility	P	X	P	P
Church, Religious Assembly	P			
Civic Club	P			
Community Center (Municipal)	P			
Electrical Generating Plant	X			
Electrical Substation	X			
Emergency Care Clinic	X			
Fire Station	X			
Fraternal Lodge or Union	P			
Government Building (Mun., St., Fed.)	P			
Group Day-Care Home	X			
Medical Clinic or Office	P			
Wireless Communications Tower	X			
Heliport	X			
Home for the Aged, Residential	P			
Hospice	P			
Hospital (Acute Care, General)	X			
Library	P			
Maternity Home	P			
Nursing/Convalescent Home	X			
Orphanage	P			
Philanthropic Organization	P			
Post Office	P			
Radio, Television, Microwave Tower	X			
School, K Through 12 (public or private)	P			
Sewage Pumping Station	P			
Telephone Switching/Exchange Bldg.	P			

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Wastewater Treatment Plant	X			
Water Supply (Elevated Storage Tank)	P			
Water Supply Facility (Private)	X			
Book Bindery	P			
Feed and Grain Store	X			
Furniture Manufacture	X			
Heating and Air-Conditioning Sales/Service	X			
Pawnshop	X			
Propane Sales (Retail)	X			
Taxidermist	X			
Transfer Station/Refuse Pickup	X			
Veterinarian (Outdoor Kennels or Pens)	X			
Warehouse/Office	X			
Welding Shop	X			
Contractor's Office (No Outside Storage)	P			
Contractor's Office (With Outside Storage)	X			
Contractor's Temporary On-site Office	P			
Electronic Assembly	X			
Engine Repair or Manufacture	X			
Laboratory Equipment Manufacture	X			
Machine Shop	X			
Maintenance and Repair Services for Bldgs.	X			
Open Storage/Outside Storage	X			
Plumbing Shop	X			
Research Lab (Nonhazardous)	X			
Sand/Gravel/Stone Sales or Storage	X			
Sand/Gravel Quarrying	X			
Sign Manufacturing	P	X	X	X
Stone/Clay/Glass Manufacturing	X			