

1) Accessory, Utility, Government, Institutional and Incidental Uses						
	B-1	B-2	B-3	Downtown Overlay	I	P&R
Ambulance dispatch station	X	X	X	X		
Cable TV lines	X	X	X	X	X	
Electrical generating plant / substations	S	S			S	
Funeral homes and mortuaries		X			X	
Gas line (6 in. or larger)	S	S	S	S	X	
Gas regulating / gate station	S	S	S	S	X	
Local utility line or utility distribution line, telephone exchange (no garage or shop)	X	X	X	X	X	
Microwave tower / telecommunication antenna / telecommunication tower and stealth telecommunication tower	S	S			X	
Non-commercial institutions (non-profit)	X	X				
Public building (shop or yard)		X			X	
Racing: Animal, automotive, other					X	
Radio and/or television tower	S	S	S	S	S	
Radio transmitting station	S	S			X	
Railroad freight terminal					X	
Railroad team truck					X	
Railroad track or right-of-way					X	
Railroad yard					X	
Recycling collection facility					X	
Refuse transfer station					S	
School (elementary or middle)	X	X		S	X	
School (high school)	X	X		S	X	
School (nursery or kindergarten)	X	X		S	X	
School (trade or business)		X	X	S	X	
Sewage treatment plant					S	
Telephone exchange, local utility line, or utility distribution lines (no garage or shop)	S	S	S	S	S	
Telephone poles and/or lines	X	X	X	S	X	
Temporary construction office	X	X	S	S	X	
Utility business office	X	X			X	
Utility mains and/or lines	X	X	X	X	X	
Utility shop or yard		X			X	
Utility substation or regulation station		S			X	
Water pump station	S	S			S	
Water storage tank	X	X			X	
Water treatment plant	S	S			S	
Water well	S	S	S	S	S	
2) Agricultural and Related Uses						
	B-1	B-2	B3	Downtown Overlay	I	P&R
Community garden	X	X			X	X
Fairgrounds, rodeo, or arena	S	S			X	
Farm implement sales		X			X	
Hatchery (poultry), egg farm, feed lot					X	
Livestock auction					X	
Ranch, farm, orchard, or truck garden	S	X			X	

Stable, commercial					X	
Stable, private					X	
Stockyards or slaughterhouse					X	
Vineyard					X	
Wildlife area	X	X			X	
3) Alcohol Sales (See Article 4.02 for additional information)						
	B-1	B-2	B-3	Downtown Overlay	I	P&R
Distribution - General Class B Distributor					X	
Distribution - General Distributor					X	
Distribution - Wholesaler					X	
Manufacturing - Brewer		S			X	
Manufacturing - Distiller and Rectifier		S			X	
Manufacturing - Winery		S			X	
Other - Bonded Warehouse					X	
Other - Brewpub	X	X	S (5)(9)	S (5)(9)	X	
Other - Manufacturer's Agent's Warehousing					X	
Private Club	X	X	X (5)(9)	X (5)(9)	X	
Private Club - Exemption Certificate	X	X	X (5)(9)	X (5)(9)	X	
Private Club - Malt and Wine	X	X	X (5)(9)	X (5)(9)	X	
Retail - Mixed Beverage - On Premise	X	X	X (5)(9)	X (5)(9)	X	
Retail - Package Store		X			X	
Retail - Retail Dealer's Off Premise		X			X	
Retail - Retail Dealer's On Premise	X	X	X (5)(9)	X (5)(9)	X	
Retail - Wine and Malt Beverage Retailer - Off Premise Only	X	X			X	
Retail - Wine and Malt Beverage Retailer - On and Off Premise		X		X (5)(9)	X	
Retail - Wine Only Package Store		X			X	
4) Commercial Type, Retail, and Service Uses						
	B-1	B-2	B-3	Downtown Overlay	I	P&R
Art gallery	X	X	X (5)	S	X	MOVED FROM SECTION I
Animal shelter		X			X	
Auction house		X			X	
Bakery (wholesale or commercial)						
Bakery or confectionary (retail)	X	X	X (5)	S	X	
Boat sales		X			X	
Boat storage		X			X	
Building material sales, lumber yard, or monument sales						
Business office	X	X	S	S	X	B3 BUSINESS OFFICE IS SUPPOSED TO BE S

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Christmas tree sales	X	X	X(5)	S	X	
Cigar bar / smoking room	X	X	X	S	X	
Employment agency		X			X	
Event center / rental hall	S	X		S	X	
Exterminator		X			X	
Farmers market, produce stand	X	X	X(5)	X(5)	X	
Feed store (no animal sales)		X			X	
Feed store (with animal sales)		X			X	
Firewood sales	X	X			X	
Flea market - inside		S	S(5)	S(5)	X	
Flea market - outside		S			S	
Florist shop	X	X	X(5)	X(5)		
Furrier		X			X	
Game hall		S			X	
Grease trap and drain vacuum service					S	
Gun shooting range - indoor					X	
Gunsmith shop		X			X	
Heating A/C sales and service		X			X	
Heavy equipment sales		X			X	
Heavy machinery sales and storage					X	
Hotel, motel, or inn		X			X	
Landscaping services	X	S			X	
Lawnmower, lawn equipment, small motors sale and service	S	X			X	
Licensed massage therapy	X	X	X	S(5)	X	
Lithographic shop		X			X	
Locksmith shop		X			X	
Manufactured home sales lot, mobile home sales and display		X			X	
Massage establishment	S	S			S	
Meat market		X	X	S(5)	X	
Mimeograph or letter shop	X	X			X	
Mobile food vendor	X	X	S	S	X	
Musical instruction store	X	X				
Musical instrument store	X	X	S(5)	S(5)		
Newspaper office	X	X	X*	X*		
Nightclub or dance hall	S	X	S	S	X	
Optical dispensary store	X	X				
Pawnshops					X	
Personal services - spa, tanning, massage therapy, permanent	X	X	X	S(5)	X	
Pet grooming shop	X	X			X	
Pet shop	X	X				
Plant nurseries		X			X	
Plumbing sales and service		X			X	
Pool or billiard hall	S	X			X	
Portable building or shed sales lot		X			X	
Print shop	X	X	X	S(5)	X	

Removed from B2

Professional office - field office or real estate sales office	X	X		(2)(X)	X	
Professional office - insurance, lawyer, title company, abstract office, business office	X	X			X	
Professional office - medical, dental, science, clinic	X	X			X	
Professional office - general	X	X				
Psychic / paranormal readings	S	S			S	
Radio or television broadcast studio	X	X			X	
Recreational vehicle storage					X	
Resort						X
Restaurant - kiosk*	X	X	X(8)	S	X	
Restaurant or cafe - inside dining	X	X	X(5)	S	X	
Restaurant or cafeteria - carryout only	X	X	X(5)	S	X	
Restaurant or cafeteria - drive-in or drive-thru service	X	X			X	
Shop, large retail - Furniture		S			S	
Shop, large retail - Groceries		S			S	
Shop, large retail - Pet store, kennel, animal boarding (outside runs)		S			S	
Shop, large retail - Other - 11,999 gfa or less		X (12)			S	
Shop, large retail - other - 12,000 gfa or greater		S			S	
Shop, small - bait shop	X	X			X	
Shop, small - butcher	X	X	S(5)		X	
Shop, small - hardware - paint, plumbing, and related sales	X	(Size Lim X	S(5)	S(5)	X	
Shop, small - jewelry	X	X	X(5)	S	X	
Shop, small - laundry or dry cleaning	X	X			X	
Shop, small retail - antiques, art	X	X	X(5)	S	X	
Shop, small retail - appliance repair		X			X	
Shop, small retail - bicycle sales and repair	X	X	X(5)	S		
Shop, small retail - dry cleaning, laundry, pressing	X	X			X	
Shop, small retail - florist or plant center	X	X	X (5)	S	X	
Shop, small retail - framing, art	X	X			X	
Shop, small retail - groceries	X (Size Li	X		S	X	
Shop, small retail - handcrafted furniture	X		X (5)	S		
Shop, small retail - homegoods rental store	X	X			X	
Shop, small retail - leather goods, tack	X	X	X (5)	S(5)	X	
Shop, small retail - pet store, kennel, animal boarding (no outside runs)	X	X			X	
Shop, small retail - seamstress, tailor	X	X			X	
Shop, small retail - sign shop	X	X			X	
Shop, small retail - smoke, tobacco, vape	X	X			X	
Shop, small retail - sporting goods	X	X	X (5) (Siz	S(5) Size Limit	X	
Shop, small retail - thrift store, second-hand, consignment	X	X	X (5)	S(5)	X	
Shop, small retail - tool or equipment rental		X			X	
Shop, small retail - video	X	X			X	

REMOVED FROM B2

Shopping center or mall			S	S		
Snow cone Kiosk	X	X	X(5)	S		
Store, large retail - all types		S			S	
Store, small retail - appliance		X			X	
Store, small retail - art supply, office supply, newsstand, books, camera	X	X	X(5)	S(5)	X	
Store, small retail - audio, TV, electronics, computers		X			X	
Store, small retail - carpet, flooring		X			X	
Store, small retail - clothing, apparel, shoes, accessories	X	X	X(5)	S(5)	X	
Store, small retail - department or discount	X	X	X(5) (Size S		X	
Store, small retail - drug store or pharmacy	X	X	X(5) (Size S		X	
Store, small retail - general store or convenience store	X	X	S	S	X	
Store, small retail - gift or novelty shop	X	X	X	s	X	
			X	s		
Store, small retail - hobby	X	X	(Size Lim s		X	
Store, small retail - other	X	X	S (5)	s	X	
Studio, small retail - photography, recording, music, art, health, etc.	X	X	S (5)	s	X	
Tattoo or body piercing parlor		S (6)			S (6)	
Taxidermist		X			X	
Travel agent	X	X			X	
Upholstery shop					X	
Veterinarian (no outside runs)	X	X			X	
Veterinarian (outside runs)		X			X	
Veterinary hospital	X	X			X	
Washeteria	X	X			X	
<i>*Newspaper office - for B-3 must be open to public / community hub</i>				s		
<i>*Restaurant - kiosk - temporary (2 week limit)</i>						
5) Educational and Institutional Uses						
	B-1	B-2	B-3	Downtown Overlay	I	P&R
Assisted living facility, nursing home, rest home	S	X			X	
Automated teller machines (ATMs)	X	X	S(5)	S		
Bank or financial institution	X	X		S	X	
Cemetery or mausoleum					S	
Child care center or facility	X	X		S	X	
Church, rectory, or other places of worship, including church operated day-care facilities and preschools	X	X	S (5)	S	X	
College, university, or professional schools		X		S	X	
Community center	X	X	S (5)	S	X	X
Daycare, commercial	X	X			X	
Drug and alcohol rehabilitation center	S (4)	S (4)			S (4)	
Fire station	X	X			X	X
Food bank	S	X	S (5)		X	
Government facilities or offices	X	X	X (5)	x	X	
Halfway house		S (4)			X (4)	
Hospital		X			X	

Laboratories (medical, dental, science)					X	
Material recycling center					X	
Museum, library, historic sites, art gallery (public), and other similar	X	X	X (5)	x		
Police Station	X	X	X (5)	x	X	S
Post office	X	X			X	
Prison, jail, or other correctional institution					S	
Probation or parole office					X	
Religious camp		X				X
6). Industrial and Manufacturing Uses						
	B-1	B-2	B-3	Downtown Overlay	I	P&R
Ammonia manufacturing					S	
Apparel, games, and textile manufacturing					X	
Appliance manufacturing					X	
Artificial limb manufacturing					X	
Asphalt batching plant					S	
Bakery, wholesale or commercial		X			X	
Bleach manufacturing					S	
Bookbinding and publishing		S			X	
Bottling plant		S			X	
Box manufacturing					X	
Brewery					X	
Brick and tile manufacturing					X	
Cabinet shop					S	
Canning operation					X	
Carpentry shop					X	
Carpet manufacturing					X	
Chemical storage or manufacturing					S	
Chlorine manufacturing					S	
Cleaning plant (laundry)					X	
Cold storage plant					X	
Concrete batching plant		S			X	
Concrete product casting plant					X	
Creosote manufacturing					S	
Distillation plant					S	
Distribution center - large					X	
Distribution center - small		X			X	
Dyeing plant					X	
Electrical components manufacturing					X	
Electroplating					X	
Envelope manufacturing					X	
Fertilizer manufacturing					S	
Fiberglass manufacturing					X	
Fireworks manufacturing					S	
Food processing					X	
Foundry					S	
Freight terminal, motor					X	
Freight terminal, train					X	
Furniture manufacturing					X	
Garment manufacturing					X	
Glass manufacturing					X	
Glue manufacturing					S	
Granary or gin					X	
Gypsum manufacturing					S	
Ice or ice cream plant, creamery					X	

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Incinerators		S			X	
Insecticide, pesticide processing					S	
Junkyard, salvage yard					S	
Light fabricator plant					X	
Machine shop					X	
Marble manufacturing					X	
Mattress manufacturing					X	
Meat processing plant					S	
Metal casting, foundry, or fabrication plant					X	
Metal stamping, dyeing, shearing, or punching					X	
Mobile collection and redemption center					X	
Newspaper distribution center					X	
Packaging operation					X	
Paint manufacturing					S	
Pallet manufacturing					X	
Paper mill					S	
Paper products manufacturing					S	
Pesticide processing					S	
Petroleum products, wholesale					S	
Petroleum refinery or storage					S	
Pharmaceutical manufacturing					S	
Planing mill					S	
Plastic product manufacturing					S	
Pottery manufacturing					X	
Poultry processing plant					S	
Print center, commercial					X	
Rendering plant					S	
Rental store	X	X			X	
Rock crushing plant					S	
Salvage yard					S	
Sheet metal shop					X	
Smelter plant					S	
Storage, non-accessory, outside					X	
Tanning plant					S	
Television transmitting station	S	S	S (5)		X	
Textile and apparel manufacturing					X	
Tire manufacturing					S	
Underground bulk storage					S	
Vehicle conversion facility					S	
Warehouse		S			X	
Welding shop					X	
Wholesale establishments					X	
7) Recreational and Entertainment						
	B-1	B-2	B-3	Downtown Overlay	I	P&R
	X					
Amusement, commercial (indoor)	Size Limit	X				
Amusement, commercial (outdoor)		X			X	
	X		X (5)			
Arcade	Size Limit	X	Size Limit		X	
Athletic field or stadium	S	X			X	
	X		S			
	Size Limit		Size Limit			
Athletic fitness club		X			X	
			S (5)			
Bowling alley		X	Size Limit			
Carnival or circus	S	S				
Go-cart track		X				S

Removed from B3

Golf, driving range		S			X	
Golf, miniature	S	X				S
Golf course, private	S	S				S
Golf course, public	S	S				S
Movie theater, indoor	X	X	S (5)	S	X	
Movie theater, outdoor		S				
Nature preserves	X	X				X
Park or playground, public	X	X	X (5)	X		X
Pickleball, racquetball, tennis court (private)	X	X				
Pickleball, racquetball, tennis court (public)	X	X				
Playfield or stadium, public	S	X				
Recreational area, private						X
Recreational area, public	X	X				X
Sexually oriented business					S	
Skating rink		X				
Swimming pool or hot tub, public	X	X				
Swimming pool or hot tub, private	X	X				X
Youth camps		S				
8) Residential						
	B-1	B-2	B-3	Downtown Overlay	I	P&R
Accessory building or use	X	X	S (5)			
Apartment or multi-family building	X	X				
Bed and breakfast accommodations (residential home)	X	X				
Boarding house, rooming house						
Cabins						X
Child day care (home)						
Condominium	X	X				
Dormitories		X				
Four-family dwelling		X				
Group day care home						
Group home, community home						
Guest house or quarters						
Home occupation, home-based business						
Independent living facility, retirement community	S	X				
Industrialized housing						
Manufactured home						
Manufactured home park						
Private street development						X
Retirement center		X				
Shipping containers for residential use						

Removed from B1 & B2

Short-term rental (AirBnb, VRBO, etc.)				S		
Single-family dwelling	1	1			1	
Two-family dwelling						
Three-family dwelling						
Townhouse						
Trailer camp or park		X				X
9). Transportation, Automobile, and Related Uses						
	B-1	B-2	B-3	Downtown Overlay	I	P&R
Airport of landing field, heliport, aircraft hangar		S			S	
Auto or motorcycle sales lot		S			X	
Auto inspection station		X			X	
Auto paint and body shop		X			X	
Auto parts sales (indoor)		X				
Auto rental		X			X	
Auto repair garage		X			X	
Automobile, trailer, light truck, tool rental		X			X	
Bus stop	X	X	X	X	X	
Bus terminal					X	
Bus or truck parking or storage					X	
Car wash	X	X			X	
Garage or lot, parking (commercial)	X	X	S	s	X	
Garage or lot, parking (private)	X	X	S	s	X	
Garage or lot, parking (public)	X	X	S	s	X	
Motor freight terminal					S	
Recreational vehicle sales					X	
Service station or motor vehicle fuel sales	X	X			X	
Taxi or shuttle service business office with parking		X			X	
Tire recapping					X	
Tire sales and repair		X			X	
Truck driving school					X	
Truck fueling station		X			X	
Truck sales, storage or repair					X	
Truck stop		X			X	
Truck wash		X			X	
Notes to schedule of uses:						
1) Allowed with mini-warehouse use						

2) Home occupations are permitted when in accordance with section 14.02.103. Home occupations not specifically permitted in section 14.02.103 may be permitted only with a specific use permit. Home occupations do not allow for customer visitations or 2 or more employees working from the home.

3) Allowed for a period of one year or until the development is sold out, whichever is longer.

4) Not allowed in the confines of the Glen Rose Historic District or within 500 feet of any historical property, school, park, or day care facility.

5) Residential living quarters are allowed as a mixed use within the same building as the commercial use provided it represents no more than 50% of the total floor area of the development and must not be storefront or first floor (if a second floor is available). This is for business owners or business managers residence only. No parking of recreational vehicles of any kind will be authorized. Up to two (2) personal transportation vehicles will be allowed in the existing downtown parking.

6) Residential living quarters are allowed as mixed use in a different building if the property has more than 3 building on premise and is over 3 acres in total plat. This is for business owner's or business manager's residence only. This residence may not be rented to any persons not affiliated as management in the business.

7) Allowed only within a beauty salon / spa (full service) providing a minimum of two (2) of the service categories listed under its definition, for a minimum total of three (3) services.

8) Kiosk is permitted for a limited time period, not to exceed 30 days, with property owner permission. This is for walk-up traffic only and drive thru is not permitted. All state, city, county health, fire, safety regulations must be met along with all permits required.

9) The sale of alcoholic beverages is prohibited within 300 feet of any church, public or private school, or public hospital (Chapter 4.02.02 Alcoholic Beverages)

10) Recreational Vehicle Storage is permitted on private single family home lots for an unlimited amount of time. This is for storage purposes only and may not be connected to sewer or water lines or in use for housing for any length of time while in storage. It is recommended that the RV be stored on a non-porous surface. Street parking of recreational vehicles is only permitted for loading and unloading for a period not to exceed 48 hours provided that the flow of traffic is not impeded by the vehicle.

11) Private Street Development may occur in community developments that request it with their preliminary and final plats and must be approved by City Council. The development must maintain reserves to provide all utility and street maintenance required, no city funds will be available for street or utility repairs. The city retains the right to provide law enforcement within the community.

12) Any commercial retail business over 12,000 gfa will require a Special Use Permit; commercial retail businesses of any type 11,999 gfa or less are permitted in B-2 without a special use permit.

For location of vehicle, storage is permitted on private property for an unlimited period of time. This is for storage purposes only and may not be considered as a storage lot in use for parking during business hours. If a vehicle is stored on a non-paved surface, street parking is not permitted for loading and unloading for a period not to exceed 48 hours provided that the use of the vehicle is not prohibited by the vehicle.

1. The City of Portland has a long history of providing a safe and healthy environment for its citizens. The City of Portland has a long history of providing a safe and healthy environment for its citizens. The City of Portland has a long history of providing a safe and healthy environment for its citizens.

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