

1. Hotel/Motel

- a. Characteristics- Commercial establishment that provides lodging, meals, and other guest services. Typically offer private rooms with en-suite bathrooms, daily housecleaning, and various other amenities. Extent of stay is generally limited to less than 30 days. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging.
- b. Accessory Uses- Accessory uses may include restaurants, fitness centers, conference rooms, and swimming pools.
- c. Exceptions- Lodging in a dwelling unit rented on a monthly basis are considered household living.

2. Entertaining Event, Indoor

- a. Characteristics- Any organized activity or performance held mainly within an enclosed structure of less than 20,000 square feet, designed primarily to amuse, engage, or entertain an audience or participants.
- b. Accessory Uses- Accessory uses may include concession stands, snack bars, gift shops, waiting areas, or dressing rooms.
- c. Examples- meeting halls, performing arts facilities, private clubs, art exhibits, small concert hall, or community center.
- d. Exceptions-
 - i. Recreation and entertainment that are large and primarily take place outdoors are considered recreation and entertainment, outdoor.
 - ii. A for-profit business that has six or more amusement redemption machines to obtain prizes or things of value for any age are considered game rooms.
 - iii. Activities and structures that draw large numbers of people to a specific event or show with more than 20,000 square feet of total event area are classified as Entertainment Event, Major.

3. Food Truck Park

- a. Characteristics- A designated outdoor area where multiple mobile food vendors are allowed to park, operate, and serve food to the public.
- b. Accessory Uses- Accessory uses may include seating areas, restrooms, and an entertainment area.
- c. Exceptions- Businesses that sell food or have continuous entertainment activities indoors are considered Retail Sales and Services.

4. Funeral Home/Crematorium

- a. Characteristics- A licensed facility where professionals provide services related to the care, preparation, and ceremonial arrangements for deceased individuals.

- b. Accessory Uses- Accessory uses may include viewing rooms, chapel, offices, and storage.
 - c. Exceptions- Something about cemeteries (in-ground burials and above-ground interments)
- 5. Smoke shop/Tobacco Store-
 - a. Characteristics- A retail establishment that specializes in selling tobacco-related products and accessories. Typically for adults and regulated through state laws.
 - b. Accessory Uses- Accessory uses may include office space or storage.
 - c. Examples- traditional tobacco stores, head shop, vape shop, or hybrid stores.
 - d. Exceptions- If products account for less than 20% of your total revenue, the business would be classified under Retail Sales and Services.
- 6. Amenity Centers-
 - a. Characteristics- a facility or space designed to provide recreational, social, and leisure services to residents or members of a specific community, such as a residential neighborhood, apartment complex, or planned development.
 - b. Accessory Uses- Accessory uses may include clubhouse, community center, fitness center, swimming pool, meeting rooms, or outdoor amenities, such as tennis courts, playgrounds, walking trails, and dog parks.
 - c. Exceptions- Large, generally commercial uses that provide continuous recreation or entertainment-oriented activities, primarily outdoors, for the general public are classified as Recreation and Entertainment, Outdoor.
- 7. Open-Air Market-
 - a. Characteristics- A public space where vendors sell goods typically in an outdoor or partially covered setting, using tents, canopies, stalls, or tables for vendor setup.
 - b. Accessory Uses- Accessory uses may include community booths or tents, kid-friendly areas, and storage.
 - c. Examples- farmer's market, produce market, flea market, or community market.
 - d. Exceptions- A group of vendors selling products in an indoor area is considered Retail Sales and Services.
- 8. Tasting Room-
 - a. Characteristics- A business generally associated with a winery, brewery, distillery, or specialty food producer that allows for on-site consumption of products produced at a different location.

- b. Accessory Uses- Accessory uses may include offices, outdoor seating area, and storage.
- c. Examples- taproom and winery tasting-room
- d. Exceptions-
 - i. Production, including crushing, fermenting, aging, and brewing, are considered light manufacturing.
 - ii. Area where grapes are grown is considered Agricultural Open Space.

9. Pawn Shop-

- a. Characteristics- a retail business that offers loans to individuals using personal property as collateral. The business buys and sells secondhand goods to serve both as financial service providers and resellers of used items.
- b. Accessory Uses- Accessory uses may include offices or storage.
- c. Exceptions- Retail businesses that sell previously owned items, but do not provide loans or accept collateral, such as a second-hand store or antique store, are considered Retail Sales or Services.

10. Non-residential Accessory Uses-

- a. Characteristics- secondary, subordinate uses or structures located on the same lot as a principal non-residential use, which support or enhance the primary function of the site.
- b. Examples- ATMs (Automated Teller Machines), Donation Bins, Electric Vehicle Charging Stations, or Parking Payment Kiosks
- c. Exceptions-
 - i. Buildings that are enclosed would be considered accessory structures.
 - ii. Drive-throughs and fueling stations part of a primary business would not need a separate zoning or permit.