

City of Stonecrest Overlay Use Table

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5	T6*	T1	T2	T3		
	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
Key: P - Permitted use Pa - Permitted as an accessory Use SA - Special administrative permit required SP - Special Land Use Permit (SLUP) required X - Prohibited Use											
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AGRICULTURAL											
Agriculture and Forestry											
Commercial greenhouse or plant nursery	P	P	P	P							✓
Temporary or portable sawmill			P								✓
Urban, community garden, up to 5 ac.	P		P	P						P	✓
Urban, community garden, over 5 ac.	SA	SA	SA	SA						P	
Animal Oriented Agriculture											
Dairy			P								✓
Keeping of livestock			P								✓
Keeping of poultry/pigeons			P								✓
Livestock sales pavilion											✓
Riding academies or stables											✓
RESIDENTIAL											
Dwellings											
Dwelling, cottage home	P	P	P								✓
Dwelling, mobile home			Pa								✓
Dwelling, multi-family	P	P	P		X		P	P	P		
Dwelling, multi-family (supportive living)	P	P	P		X						✓
Dwelling, townhouse	P	P	P				P	P	P		✓
Dwelling, urban single-family	P	P	P								✓
High-rise apartment	P	P									
Dwelling, single-family (attached)	P	P	P				P	P	P		
Dwelling, single-family (detached)	P	P	P		P						
Dwelling, three-family	P	P	P								
Dwelling, two-family	P	P	P								
Dwelling, single-family, accessory (guesthouse, in-law suite)	Pa	Pa	Pa								✓
Home occupation, no customer contact	P	P									✓
Home occupation, with customer contact	P	P									✓
Live/work unit	P	P	P	P							✓
Mobile home park											
Accessory uses or structures	Pa	Pa	Pa	Pa							✓
Housing and Lodging											
Bed and Breakfast homes										P	
Bed and breakfast	P	P	P	P	P						✓
Bed and breakfast, home stay	P	P	P								✓
Boarding/Rooming house	P	P	P								

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Child caring home, up to 5	P	P	P	P							✓
Child caring facility, 6 or more	P	P	P	P							✓
Child day care center	P	P	P	P	P						
Convents or monasteries	P	P	P								✓
Dormitory	Pa	Pa	Pa	Pa							
Extended stay hotel/motel	P	P	P	P			X	X	X	X	✓
Fraternity house or sorority house	P	P	P								
Hotel/Motel	X	X	X	X	X		P	P	P		
Nursing care facility or hospice	P	P	P	P							
Party house	X	X	X	X	X						✓
Personal care facility, 7 or more	P	P	P	P	P						✓
Personal care home, up to 6	P	P	P	P	P						✓
Senior housing	P	P	P	P							✓
Shelter for homeless persons, 7-20	P	P	P	P						X	✓
Shelter for homeless persons for no more than six (6) persons	P	P	P	P						X	✓
Short Term Vacation Rental											
Transitional housing facility, 7-20	P	P	P	P						X	✓
INSTITUTIONAL/PUBLIC											
Community Facilities											
Cemetery, columbarium,mausoleum	P	P	P	P							✓
Club, order or lodge, fraternal, non-commercial	P	P	P	P			P	P	P		
Coliseum or stadium/not associated with church or school	P	P	P	P						X	✓
Dog Park										P	
Funeral home, mortuary	P	P	X	X	X		P	P	P	P	
Golf course or clubhouse, public or private	P	P	P	P							✓
Government facilities	P	P	P	P							
Hospital or accessory ambulance service	P	P	P	P							
Library or museum	P	P	P	P							
Cultural Facilities	P	P	P	P	P		P	P	P		
Recreation Club	P	P	P								
Neighborhood or subdivision clubhouse or amenities	P	P	P	P							
Places of Worship	P	P	P	P	P		P	P	P		
Recreation, outdoor	P	P	P	P							
Swimming pools, commercial	P	P	P	P						X	✓
Tennis center, club and facilities							P	P	P		
Tennis courts, swimming pools, play or recreation areas, community	P	P	P	P			Pa	Pa	Pa		✓

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Utility structure necessary for the transmission or distribution of services							P	P	P				
Education													
Colleges, universities, research and training facilities	P	P	P	P									
Private educational services, home occupation	P	P											✓
Private kindergarten, elementary, middle or high schools	P	P	P	P			P	P	P				✓
Vocational schools	P	P	P	P			P	P	P				✓
Specialized schools	P	P	P	P			P	P	P				✓
COMMERCIAL													
Automobile, boat and trailer sales and service													
Automobile or truck rental or leasing facilities	X	X	P	P								X	✓
Automobile brokerage	P	P	P	P								X	✓
Auto recovery, storage												X	✓
Auto mobile emission testing facility	X	X	X	X									
Automobile repair or maintenance, minor	P	X	X	P			P	P	P			X	✓
Automobile repair, major	X	X	X	X	X							X	✓
Automobile sales, used							X	X	X				
Automobile sales or truck sales	P	P	X	P	X							X	✓
Automobile service stations	X	X	SP	P								X	✓
Automobile upholstery shop	P	P	P	P								X	
Automobile wash/wax service	X	X	X	X	X		X	X	X			X	✓
Boat sales	P	P	P	P								X	✓
Retail automobile parts or tire store	P	P	P	P			P	P	P				✓
Service area, outdoor	Pa	Pa	Pa	Pa									✓
Trailer or RV salesroom and lot	P	P	P	P								X	✓
Office													
Accounting office	P	P	P	P			P	P	P				
Building or construction office	P	P	P	P			P	P	P				✓
Building, landscape, heavy construction contractor office (material, equipment, storage)	P	P	P	P									✓
Engineering or architecture office	P	P	P	P			P	P	P				
Finance office or banking	P	P	P	P			P	P	P				
General Business Office	P	P	P	P	P								
Insurance Office	P	P	P	P	P		P	P	P				
Legal Office	P	P	P	P	P		P	P	P				
Medical Office	P	P	P	P	P		P	P	P				
Real Estate Office	P	P	P	P	P		P	P	P				
Recreation and Entertainment													

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Sexually Oriented Business	X		X	X		X	X	X	X		X	✓
Drive-in theater	P	P	P	P							X	✓
Fairground or amusement park		P		P							X	✓
Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)	P	P	P	P			P	P	P			
Nightclub or late night establishment (maximum 10,000 square feet)	Pa	X	X	X	X			X	X		X	✓
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart and other outdoor activities)	P	P	P	P	X		X	X	X			✓
Special events facility	P	P	P	P								
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building	P	P	P	P	P							
Outdoor concert hall											P	
Recreation, passive											P	
Retail												
Alcohol outlet- package store, primary	P	P				X					X	✓
Alcohol outlet- beer and/or wine store, beer growler, primary	P	P	P	P							X	✓
Alcohol outlet- beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F))	P	P	P	P							X	✓
Apparel or accessories store	P	P	P	P	P		P	P	P			
Art gallery	P	P	P	P	P		P	P	P			
Art supply store							P	P	P			
Book, greeting card, or stationery store	P	P	P	P	P		P	P	P			
Camera or photography	P	P	P	P	P		P	P	P			
Commercial greenhouse or plant nursery	P	P	P	P	P							✓
Computer or computer software store	P	P	P	P	P		P	P	P			
Convenience store (see alcohol outlet or fuel pumps accessory)	P	P	P	P			P	P	P		X	✓
Drive-through facilities	P	P	P	P							X	
Electrical supply store							P	P	P			
Farm or garden supply store	X	X					P	P	P			
Farmer's market, permanent	P	P	P	P	P							✓
Farmer's market, temporary/seasonal	P	P	P	P	P							✓
Florist	P	P	P	P	P		P	P	P			
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)	P	P	P	P	P		P	P	P			
Fuel dealers, manufacturers or wholesalers	P	P	P	P	P						X	
Fuel pumps	X	X	X	X	X						X	✓
Fuel pumps, accessory to large scale retail w/in 500 feet of interstate highway interchange measured from RW to property line			Pa	Pa	P						X	✓
Furniture, home furnishings and equipment store							P	P	P			
General merchandise store							P	P	P			
Gift, novelty, or souvenir store	P	P	P	P	P		P	P	P			

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Gold buying, precious metals	P	P	P	P	P						
Grocery stores (with the exception of Small Box Discount Stores, see also alcohol outlet)	P	P	P	P	P						
Hardware store or other building materials store	P	P	P	P	P		P	P	P		
Hobby, toy or game store	P	P	P	P	P						
Jewelry store	P	P	P	P	P		P	P	P		
Music or music equipment store (retail)	P	P	P	P	P		P	P	P		
Liquor store (see alcohol outlet)	P	P	X	X	X		X	X	X		✓
News dealer or news store	P	P	P	P	P		P	P	P		
Office supplies and equipment store	P	P	P	P	P		P	P	P		
Paint, glass and wallpaper store							P	P	P		
Pawn shop, title loan	X	X	X	X	X	X	X	X	X	X	
Pet supply store	P	P	P	P	P		P	P	P		
Pharmacy or drug store (see alcohol outlet)	P	P	P	P	P		P	P	P		
Radio, television or consumer electronics store	P	P	P	P	P		P	P	P		
Retail, 5,000 sf or less (with the exception of Small Box Discount Stores)	P	P	P	P	P						
Retail, over 5,000 sf (with the exception of Small Box Discount Stores, see also shopping center)	P	P	P	P	P						
Retail warehouses/wholesales providing sales of merchandise with no outdoor storage	P	P	P	P	P						
Shopping center	P	P	P	P	P		P	P	P		
Small Box Retail	X	X	X	X	X	X	X	X	X	X	
Specialty store	P	P	P	P	P		P	P	P		
Sporting goods or bicycle sale	P	P	P	P	P		P	P	P		
Thrift, secondhand, antique store	P	P	P	P	P						
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, withno outside storage	P	P	P	P	P						
Variety store (with the exception of Small Box Discount Stores)	P	P	P	P	P		P	P	P		
Videotape sales and rental store							P	P	P		
Temporary Commercial Uses											
Temporary outdoor sales, seasonal	P	P	X	P	X		X	X	X		✓
Temporary produce stand	P	P	P	P							✓
Temporary outdoor retail sales	P	P		P							✓
Temporary outdoor events	P	P	P	P							✓
Temporary trailer, as home salesoffice or construction trailer	P	P	P	P							✓
Restaurant/Food establishments											
Brewpub/Beer Growler	P	P	P	P							
Catering establishments	P	P	P	P							
Restaurants (acc. to hotel/motel)	P	P	P	P							
Restaurants (non-drive-thru)	P	P	P	P			P	P	P		

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Restaurants with a drive-thru	P	P	P	P							✓
Transportation and Storage											
Bus or rail stations or terminals for passengers	P	P	P	P						X	
Heliport	P	P	P	P			SP	SP	SP		✓
Parking, commercial lot	X	X	X	P			Pa	Pa	Pa	X	✓
Parking, commercial garage	P	P	P	P			Pa	Pa	Pa	X	
Taxi, ambulance or limousine service, dispatching or storage.	P	P	P	P						X	✓
Taxi, ambulance, limousine dispatch office only (no vehicle parking)	P	P	P	P			P	P	P		
Taxi stand	P	P	P	P			P	P	P		
Services											
Adult day care center - 7 or more	P	P	P	P	P						✓
Adult day care facility - up to 6	P	P	P	P	P						✓
Animal grooming											
Animal hospitals, veterinary clinic	P	P	P	P			P	P	P		✓
Animal shelter/rescue center	P	P	P	P							✓
Banks, credit unions or other similar financial institutions	P	P	P	P			P	P	P		
Barber shop/ beauty salon or similar establishments	P	P	P	P			P	P	P		
Business service establishment							P	P	P		
Check cashing establishment,primary	X	X	X	X		X				X	✓
Check cashing establishment,accessory	X	X	X	X		X				X	✓
Child day care center (Kindergarten) - 7 or more	P	P	P	P			P	P	P		✓
Child day care facility - up to 6	P	P	P	P			P	P	P		✓
Coin laundry	P	P	P	P							
Dog day care	P	P	P	P							
Dog grooming	P	P	P	P							
Dry cleaning agencies, pressing establishments , or laundry pick up stations	P	P	P	P			P	P	P		
Fitness center	P	P	P	P			P	P	P		
Kennel, breeding or boarding	X	X	X	X	X		X	X	X		
Kennel, commercial	X	X	X	X	X		X	X	X		
Kennel, noncommercial	X	X	X	X	X		X	X	X		
Landscape business	P	P	P	P							
Linen and diaper service, garment pressing, alterations and repair							P	P	P		
Mini-warehouse (Self Storage)	P	P	P	P			X	X	X	X	✓
Outdoor storage, commercial	X	X	X	X	X		X	X	X	X	✓
Personal services establishment	P	P	P	P	P					X	
Photoengraving, typesetting, electrotyping	P	P	P	P							

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Photographic studios	P	P	P	P			P	P	P		
Plumbing, HV/AC equipment establishments with no outdoor storage	P	P	P	P							
Publishing or printing establishments	P	P	P	P							
Quick copy printing store	P	P	P	P			P	P	P		
Services, Medical and Health											
Ambulance service or emergency medical services, private	P	P	P	P			P	P	P	X	
Health services clinic	P	P	P	P	P		P	P	P		
Home healthcare service	P	P	P	P							
Kidney dialysis center	P	P	P	P							
Medical or dental laboratories	P	P	P	P			P	P	P		
Services, Repair											
Furniture upholstery or repair; home appliance repair or service	X	X	X	X							
Radio, television and similar home appliance repair service							P	P	P		
Personal service, repair (watch, shoes, jewelry)	P	P	P	P			P	P	P		
Service area, outdoor	Pa	Pa	Pa	Pa							✓
INDUSTRIAL											
Alcohol or alcoholic beverage manufacturing											
Alternative energy production	P	P	P								
Automobile/truck manufacturing											
Brick, clay, tile, or concrete products terra cotta manufacturing											
Building materials or lumber supply establishment	P	P	P	P							
Cement, lime, gypsum, or plaster of Paris manufacturing											
Compressed gas fuel station	P	P	P	P							
Chemical manufacture, organic or inorganic											
Contractor, general (See also Building or Construction Office)	P	P	P	P							✓
Contractor, heavy construction, outside storage	P	P	P	P						X	
Contractor, special trade	P	P	P	P							
Crematoriums	P	P	X	X	X					X	
Distillation of bones or glue manufacture											
Dry cleaning plant			P								
Dye works											
Explosive manufacture or storage											
Fabricated metal manufacture											
Fat rendering or fertilizer manufacture											
Fuel dealers, manufactures or wholesalers			P								
General aviation airport			P								✓

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Heavy equipment repair service or trade	P	P	P	P			X	X	X		
Ice manufacturing plant			P								
Incidental retail sales of goods produced or processed on the premises			Pa								
Incineration of garbage or refuse when conducted within an enclosed plant											
Industrial, heavy											
Industrial, light			P								
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal											
Leather manufacturing or processing											
Light malt beverage manufacturer (See also Brewpub)	Pa	Pa	P	Pa							
Light manufacturing			P								
Manufacturing, heavy											✓
Manufacturing operations not housed within a building											✓
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits											✓
Outdoor storage, industrial	X	X	X	X	X		X	X	X		✓
Paper or pulp manufacture											✓
Petroleum or inflammable liquids production, refining											✓
Radioactive materials: utilization, manufacture, processing or emission											✓
Railroad car classification yards or team truck yards			P								✓
Recovered materials facility wholly within a building			P								✓
Recovered materials processing wholly within a building			P								✓
Recycling collection	Pa	Pa	Pa	Pa							
Recycling plant			P								
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet metal products,			P								
Research, experimental or testing laboratories			P								
Rubber or plastics manufacture			P								
Salvage yard (Junkyard)	X	X	X	X	X		X	X	X	X	✓
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment										X	✓
Smelting: copper, iron, zinc, or ore											
Storage yard, except vehicle											
Storage yard for damaged or confiscated vehicles		X					X	X	X		
Sugar refineries		X									
Tire retreading and recapping	X	X	X	X	X		X	X	X		
Towing or wreckage service			P								
Transportation equipment storage or maintenance (vehicle)										X	✓
Truck stop or terminal										X	
Vehicle storage yard										X	

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Warehousing or Storage (not self storage)	P	P	P								X	
COMMUNICATION – UTILITY												
Amateur radio service or antenna												✓
Electric transformer station, gas regulator station or telephone exchange												
Radio or television broadcasting studio	P	P	P	P			P	P	P			
Radio or television broadcasting transmission facility	P	P	P	P								
Satellite television antennae	P	P	P	P								✓
WIRELESS TELECOMMUNICATION (cell tower)												
New support structure from 51 feet to 150 feet												✓
New support structure from 50 feet	P	P	P	P								✓
COW's (non-emergency or event, no more than 120 days)	P	P	P	P								✓
COW's (declared emergency)	P	P	P	P								✓
Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential)												
Attached wireless telecommunication facility	P	P	P	P								✓
Small cell installations (new support structures or collocation) on private property or ROW	P	P	P	P								✓