

Table 13-1: Permitted and Conditional Uses					
USE ¹	DISTRICTS				USE STANDARDS
	S-RS	S-RD	S-RM1	S-RM2	
Wireless Telecommunications Antenna & Facility	C,P ³	C,P ³	C,P ³	C,P ³	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	C	Section 20.3.JJJ

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	S-LRS1	S-LRS2	S-LRS3	S-LRD1	S-LRD2	S-LRM1	S-LRM2	
RESIDENTIAL USE								
Bed and Breakfast - Accessory	C				C	C	C	Section 20.3.I
Day Care Home, Adult – Small	P	P	P	P	P	P	P	Section 20.3.T
Day Care Home, Adult - Large						C	C	Section 20.3.T
Dwelling, Established Two-Family	P,C ⁴							Section 20.3.W
Dwelling, Established Multi-Family	P,C ⁴							Section 20.3.W
Dwelling, Single-Family	P	P	P	P	P	P	P	
Dwelling, Two-Family				P	P	P	P	
Dwelling, Townhouse					C	P	P	
Dwelling, Multi-Family						P	P	
Dwelling, Small Multi-Family Affordable				P	P	P	P	Section 20.3.SSS
Group Home, Small	P	P	P	P	P	P	P	Section 20.3.GG
Group Home, Large						P	P	Section 20.3.GG
Group Home, Congregate						C	C	Section 20.3.GG
Home Based Child Care, Small	P	P	P	P	P	P	P	Section 20.3.T
Permanent Supportive Housing						P	P	Section 20.3.PP
Residential Care Facility				P	P	P	P	Section 20.3.YY
COMMERCIAL USE								
Day Care Center, Adult - Small		C	C	C	C	P	P	Section 20.3.S
Day Care Center, Adult – Large						C	C	Section 20.3.S

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	S-LRS1	S-LRS2	S-LRS3	S-LRD1	S-LRD2	S-LRM1	S-LRM2	
Wireless Telecommunications Antenna & Facility	C,P ³	C,P ³	C,P ³	C,P ³	C,P ³	C,P ³	C,P ³	Section 20.3.JJJ
Wireless Telecommunications Tower and Facility	C	C	C	C	C	C	C	Section 20.3.JJJ

TABLE 13-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5B.5 and Table 4-2

³ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁴ Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

⁵As authorized in Article 22, Section 22.8.B.2.a

⁶This use is conditional is all S-RS districts in the area east of the Intracoastal Waterway on the West Bank of the City and is permitted is all other S-RS districts of the City.

Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §4, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Ord. 28036 MCS, §1, March 28, 2019, ZD 112/18; Ord. 28176, Sept. 5, 2019, ZD 59/19; Ord. No. 28,156 MCS, §7, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28328 MCS, 4-15-20, ZD 115/19; Ord. 28432 MCS, 8-6-20, ZD 38/20; Ord. 28622, 3-11-21, ZD 83/20; Ord. 28739 MCS, ZD 35/21; Ord. 28783 MCS, 9-23-21, ZD 45/21; Ord 28905 MCS, 1-6-22, ZD 83/21; Ord. No. 28,911, §5, January 6, 2022, Zoning Docket 084/21; Ord. 29126, 8-12-22, ZD016/22; Ordinance No. 29382, March 23, 2023, Zoning Docket 02/23; Ordinance No. 29702, November 7, 2023, Zoning Docket 063/23; Ord. No 29744, 12-8-23, Zoning Docket 055/23; Ordinance No. 29946, 6-13-24. Zoning Docket 002/24; Ordinance No. 30257, 4-8-25, Zoning Docket 098/24