

Sec. 3.15. - Comprehensive land use regulation matrix.

Uses Permitted by Right and Conditional Uses¹

X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

<i>Land Use Activity</i>	<i>R-LD</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-S</i>	<i>WAD</i>	<i>MMU</i>	<i>POD²</i>	<i>OS</i>	<i>MH</i>	<i>LI</i>
<i>Residential Uses</i>														
Apartments				X										
Assisted Living Facilities				X	C	C								
Cluster housing			X	X								X		
Condominium				X					C	C				
Duplex				X								X		
Group homes	X	X	X	X										
Manufactured home / manufactured home park													X	
Single-family detached residence	X	X	X	X								X	X	
Townhouse				X						C				
Zero lot line homes			X	X										

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<i>Non-Residential Uses</i>														
Accessory building/uses (all uses must be allowed per the zone)	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alterations, clothing					X	X	X	X	X	X		X		X
Ambulance service						X	X	X						X
Animal training schools						X	X	X						X
Appliance dealers/rental						X	X	X	X	X		X		X
Auction house						C	X					X		X
Auto body repair/ painting							X							X
Auto dealers							X							X
Auto repair/detailing						X	X	X						X
Auto rental and leasing						X	X	X	C	C				X
Auto wrecker service							X							X
Bakers, wholesale							X							X

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Banks or financial services					X	X	X	X	X	C		C		X
Banquet hall					C	X	X	X	X	C		C		
Barbers/beauty salons/day spa					X	X	X	X	X	X	X	X		X
Bars						C	C		C	C	C			C
Bed and breakfast				C	X	X	X	X	X	X	X	X		X
Bingo parlor						C	C		C	C				C
Boat engine repair and service						C	X	X	C	X				X
Boat hull repair and construction						C	X	C	C	X				X
Boat rental								X	X	X	X	X		X
Boat sales						C	X	X	X	X		C*		X
Bowling alleys						C	X			C				X
Cabinet makers and millwork shops					X	X	X	X	C	X		X		X
Candy and confection, wholesale							X							X

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Caterers					X	X	X	X	X	X		X		X
Cellular communications tower							C							X
Cemetery or mausoleum	C	C	C	C	C	C	C							X
Charter boat-service					C				X	X	X			
Child day care center					C	X	X					X		X
Child day care family home				C	C							X		
Church / place of worship	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Cigar lounge						X	X	X	X	X	X			X
Cigar and tobacco shop						X	X	X	X	X	X			X
Civic club						C	C	C	C	C		C		C
Commercial automobile parking lot/garage						C	X				X			X
Computer sales and service					X	X	X	X	X	X		X		X
Contractors (with outside storage)							X			C		C		X

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Contractors (without outside storage)						X	X			X		X		X
Convenience stores (without fuel pumps)					C	X	X	X	X	X		X		X
Copy and duplicating services					X	X	X	X	X	X		X		X
Dancehalls						C	C		C	C	C			X
Dance instruction					X	X	X	X	X	X		X		X
Delivery services						X	X	X		X	X			X
Dinner theatre						X	X		X	X	X	X		X
Domestic animal training schools						X	X	X						X
Dry cleaners (pickup only)					X	X	X	X	X	X		X		X
Electrical equipment and supplies, wholesale						C	X							X
Electronics manufacturer														X
Exterminators and pest control						X	X	X						X
Farm	X													X

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Fish and seafood, retail					C	X	X	X	X	X	X	C		X
Fish and seafood, wholesale						C	X		X	X				X
Fraternal organizations						C	C		C					C
Funeral home / mortuary					C	X	X							X
Game rooms and billiard parlors						C	C		C	C	C			C
Gasoline service stations / convenience stores						X	X							X
Glass sales, tinting and replacement						X	X	X						X
Golf course/country club	C	C	X	X										X
Greenhouse						X	X							X
Gunsmiths						X	X	X	X	X		X		X
Health club					C	X	X		X	X		C		X
Heavy machinery sales							X							X
High rise (all uses within must be allowed per the zone)									X	C	C	C		

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Hospice	C					X	X							X
Hospital						X	X							X
Hotels and motels (with full service restaurant)						X	X		X	X	X			X
Hotels and motels (without full service restaurant)						C	C		C	C	C			C
Janitorial services and supplies						X	X	X						X
Kennel, outdoor							X							X
Laundry, self-service						X	X	X	C	C				X
Limousine service					X	X	X	X	C					X
Machine shops and welding							X	X						X
Mailbox rentals					X	X	X	X	C	X		X		X
Mailing service, bulk					X	X	X	X	X	X		X		X
Manufacturing														X
Marina									X	X	X	C		

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Medical emergency clinics (w/ambulance)										X				X
Medical equipment and supplies						X	X	X		X				X
Medical laboratories					C	X	X	X						X
Monastery or convent	C			C		C	C							C
Motion picture theatre						X	X		C					X
Motorcycle sales and repair						C	X	X						X
Museums					C	C	X		X	X	X	X		X
Nurseries					X	X	X	X				X		X
Nursing homes	C			X	C	C								X
Office, professional					X	X	X	X	X	X	X	X		X
Open air market (all uses must be allowed per the zone)												C		
Pawnbrokers						X	X	X						X
Personal care home (assisted living)				X	X	X	X					C		X

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Pet shops (Indoor kennels only)					X	X	X	X	X	X		X		X
Printers							X	X						X
Private clubs (as per TABC)						C	C		C	C	C			C
Private schools					X	X	X			X		X		X
Public use (governmental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pumps, industrial sales and service							X							X
Quick lube/oil change						X	X	X						X
Radio/television transmission tower (commercial)										C				X
Recreational vehicle park														C
Recreational vehicle sales, rental and repair							X							X
Recycling center														C
Rental service store (no heavy equipment)						X	X	X						X
Rental, trucks and heavy equipment						X							X	

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Restaurant equipment and supplies						X	X	X						X
Restaurants					C	X	X	X	X	X	X	X		X
Retail, heavy						X	X	X	X	X				X
Retail, light					X	X	X	X	X	X	X	X		X
Sailmakers					X	X	X	X	X	X		X		X
Sexually oriented business														X
Shipyard									X	X				X
Signs, manufacturing							X	X						
Skating rinks						C	X			X				X
Small engine repair						X	X	X						X
Smoke and head shop							X							X
Sports and recreational arenas										C				X
Stables	C													X

<i>Land Use Activity</i>	<i>R-LD</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-S</i>	<i>WAD</i>	<i>MMU</i>	<i>POD²</i>	<i>OS</i>	<i>MH</i>	<i>LI</i>
Storage, auto; inside							X							X
Storage, auto; outside							C							
Storage, boat; inside							X	X	X	X				X
Storage, boat; outside							X			X				X
Swimming pool and spa sales and supplies					C	X	X	X	C					X
Tele-video production						X	X	X	X	X				X
Theatre					C	X	X		X	X	X			X
Tire dealers and service						X	X	X						X
Trucking company														X
Upholstery shop					C	X	X	X	X	X		X		X
Veterinarians and animal hospitals (no outside kennels)					C	X	X	X	X	X				X
Veterinarians (with outside kennels)							X							X
Warehouse														X

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Warehouses, offices and mini							X			X				X
Woodwork shops						X	X	X	X	X		X		X
Yacht/sailing club									X	X		X		

¹ A property is prohibited from having an accessory use/structure without the presence of a principal use/structure.

² Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.15. The Point Overlay District Regulations, 4.15.04. Uses.

(Ord. No. 94-02, § 2, 2-1-1994; Ord. No. 94-03, § 2, 2-1-1994; Ord. No. 94-26, § 1, 9-20-1994; Ord. No. 94-44, § 1, 1-17-1995; Ord. No. 95-18, art. 1, 10-17-1995; Ord. No. 97-18, § 1, 11-4-1997; Ord. No. 98-25, § 1, 11-3-1998; Ord. No. 98-27, § 1, 11-3-1998; Ord. No. 2001-20, § 3, 9-18-2001; Ord. No. 2001-16, § 2, 7-3-2001; Ord. No. 2003-06, § 2, 7-1-2003; Ord. No. 2005-17, § 2, 8-2-2005; Ord. No. 2006-16, § 3, 10-17-2006; Ord. No. 2007-11, § 4, 7-17-2007; Ord. No. 2008-14, § 2, 11-4-2008; Ord. No. 2009-14, 7-21-2009; Ord. No. 2009-17, 8-18-2009; Ord. No. 2010-03, § 2(att. A), 4-6-2010; Ord. No. 2011-14, § 2(Exh. A), 10-4-2011; Ord. No. 2012-01, § 2(Att. A), 1-17-2012; Ord. No. 2012-04, § 2(Att. A), 2-21-2012; Ord. No. 2012-14, § 2(Att. A), 9-4-2012; Ord. No. 2012-15, § 2(Att. A), 9-4-2012; Ord. No. 2012-23, § 2, 1-8-2013; Ord. No. 2014-19, § 2(Exh. A), 9-2-2014; [Ord. No. 2015-04, § 2\(Exh. A\)](#), 3-17-2015)