

Sec. 3.15 Comprehensive land use regulation matrix.

Exhibit A

TABLE 3-A

Uses Permitted by Right and Conditional Uses <sup>1</sup>

X = Use by right.

C = Conditional use permit required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD <sup>2</sup>	STCOD <sup>3</sup>	OS	MH	LI	146-S	146-M
<b>Residential Uses</b>																
Apartments				X												
Assisted Living Facilities				X	C	C										
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												
<b>Non-Residential Uses</b>																
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	X	X
Alterations, clothing					X	X	X	X	X		X	X		X	X	X
Ambulance service						X	X							X	X	X
Animal training schools						X	X							X	X	X
Appliance dealers / rental						X	X	X	X		X	X		X	X	X
Auction house						C	X					X		X	C	C
Auto body repair / painting							X							X		
Auto dealers							X							X		
Auto repair/detailing						X	X							X	C	C
Auto rental & leasing						X	X	C	C					X	C	C
Auto wrecker service							X							X		
Bakers, wholesale							X							X		
Banks or financial services					X	X	X	X	C		X	C		X	X	X
Banquet hall					C	X	X	X	C			C			X	X
Barbers / beauty salons /day spa					X	X	X	X	X	X	X	X		X	X	X
Bars						C	C	C	C	C	C			C	C	C
Bed & breakfast				C	X	X	X	X	X	X		X		X	C	C
Bingo parlor						C	C	C	C					C	C	C
Boat engine repair & service						C	X	C	X					X		
Boat hull repair & construction						C	X	C	X					X		
Boat rental								X	X	X				X		
Boat sales						C	X	X	X					X	C	C

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD <sup>2</sup>	STCOD <sup>3</sup>	OS	MH	LI	146-S	146-M
Bowling alleys						C	X		C					X	C	C
Cabinet makers & millwork shops						C	X	C	C			C		X	C	C
Candy & confection, wholesale							X				X			X		
<b><u>Cannabidiol (CBD) Sales</u></b>						<u>X</u>	<u>X</u>							<u>X</u>		
Caterers					X	X	X	X	X			X		X	X	X
Cellular communications tower							C							X	C	C
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		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	X	X
Cigar lounge						X	X	X	X	X	X			X	X	X
Cigar & tobacco shop						X	X	X	X	X	X			X	X	X
Civic club						C	C	C	C			C		C	C	C
Commercial automobile parking lot / garage						C	X	C	C	X				X	C	C
Computer sales & service					X	X	X	X	X		X	X		X	X	X
Contractors (with outside storage)							X		C			C		X		
Contractors (without outside storage)						X	X		X			X		X	X	X
Convenience stores (without fuel pumps)					C	X	X	X	X		X	X		X	X	X
Convention Center						X	X	X	X	X					X	X
Copy & duplicating services					X	X	X	X	X		X	X		X	X	X
Dancehalls						C	C	C	C	C				X	C	C
Dance instruction					X	X	X	X	X		X	X		X	X	X
Delivery services						X	X		X	X				X	X	X
Dinner theatre						X	X	X	X		X	X		X	X	X
Domestic animal training schools						X	X							X	X	X
Dry cleaners (pickup only)					X	X	X	X	X		X	X		X	X	X
Electrical equipment & supplies, wholesale						C	X							X	C	C
Electronics manufacturer														X		
Exterminators & pest control						X	X							X	X	X
Farm	X													X		
Fish & seafood, retail					C	X	X	X	X	X		C		X	X	X
Fish & seafood, wholesale						C	X	X	X					X	C	C
Fraternal organizations						C	C	C						C	C	C
Funeral home / mortuary					C	X	X							X	X	X
Game rooms & billiard parlors						C	C	C	C	C	C			C	C	C
Gasoline service stations / convenience stores						C	C				C			C	C	C
Glass sales, tinting & replacement						X	X							X	X	X
Golf course/country club	C	C	X	X										X		
Greenhouse						X	X							X	X	X
Gunsmiths						X	X	X	X			X		X	X	X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD <sup>2</sup>	STCOD <sup>3</sup>	OS	MH	LI	146-S	146-M
Health club					C	X	X	X	X		C	C		X	X	X
Heavy machinery sales							X							X		
High rise (all uses within must be allowed per the zone)							C	X	C	C		C				
Hospice	C					X	X							X	X	X
Hospital						X	X							X	X	X
Hotels & motels (with full service restaurant)						X	X	X	X	X				X	X	X
Hotels & motels (without full service restaurant)						C	C	C	C	C				C	C	C
Janitorial services & supplies						X	X				X			X	X	X
Kennel, outdoor							X							X		
Laundry, self-service						X	X	C	C		X			X	C	C
Liquor Store						X	X	X			X			X	X	X
Limousine service					X	X	X	C						X	X	X
Machine shops & welding							X							X		
Mailbox rentals					X	X	X	C	X		X	X		X	X	X
Mailing service , bulk					X	X	X	X	X			X		X	X	X
Manufacturing (Heavy)														X		
Marina								X	X	X		C				
Medical emergency clinics (w/ambulance)									X		X			X	X	X
Medical equipment and supplies						X	X		X		X			X	X	X
Medical laboratories					C	X	X							X	C	C
Monastery or convent	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Motion picture theatre						X	X	C			X			X	X	X
Motorcycle sales & repair						C	X							X	C	C
Museums					C	C	X	X	X	X		X		X	X	X
Nurseries					X	X	X					C		X	C	C
Nursing homes	C			X	C	C								X	C	C
Office, professional					X	X	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	X
Personal care home (assisted living)				X	X	X	X					C		X	C	C
Pet shops (Indoor kennels only)					X	X	X	X	X		X	X		X	X	X
Printers							X							X	C	C
Private clubs (as per TABC)						C	C	C	C	C				C	C	C
Private schools					X	X	X		X			X		X	X	X
Public use (governmental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pumps, industrial sales and service							X							X	C	C
Quick lube/oil change						X	X				X			X	C	C
Radio/television transmission tower (commercial)									C					X	C	C
Recreational vehicle park														C		

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Recreational vehicle sales, rental & repair							X							X	C	C
Recycling center														C		
Rental service store (no heavy equipment)						X	X							X	X	X
Rental, trucks & heavy equipment							X							X	C	C
Restaurant equipment & supplies						X	X							X	X	X
Restaurants, Full Service					C	X	X	X	X	X	X	X		X	X	X
Restaurants, Fast Food					C	X	X	C	C	C	X			X	X	X
Retail, heavy						X	X	X	X		X			X	X	X
Retail, light					X	X	X	X	X	X	X	X		X	X	X
Sailmakers					X	X	X	X	X			C		X	C	C
Sexually oriented business														X		
Shipyards								X	X					X		
Signs, manufacturing							X								C	C
Skating rinks						C	X		X					X	X	X
Small engine repair						X	X							X	C	C
Smoke & head shop							X							X		
Sports and recreational arenas									C					X		
Stables	C													X		
Storage, auto; inside							X							X		
Storage, auto; outside							C									
Storage, boat; inside							X	X	X					X		
Storage, boat; outside							X		X					X		
Storage, recreational vehicle; inside							X	X	X					X		
Storage, recreational vehicle; outside							X		X					X		
Swimming pool & spa sales & supplies					C	X	X	C			X			X	X	X
Tattoo Parlor						C	X							X		
Tele-video production						X	X	X	X		X			X	X	X
Theatre					C	X	X	X	X	X				X	X	X
Tire dealers and service						X	X							X	C	C
Trucking company														X		
Upholstery shop					C	X	X	X	X			C		X	C	C
Veterinarians & animal hospitals (no outside kennels)					C	X	X	X	X		X			X	X	X
Veterinarians (with outside kennels)							X							X		
Warehouse														X		
Warehouses, offices & mini							X		X					X	C	C
Woodwork shops						X	X	X	X			C		X		
Yacht/sailing club								X	X			X				

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

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

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD <sup>2</sup>	STCOD <sup>3</sup>	OS	MH	LI	146-S	146-M
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<sup>3</sup> Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.16. Seabrook Town Center Overlay District Regulations, 4.16.04. Uses.