

Table Of Allowable Uses In Zoning Districts

Table 2.02.02

Use Category	OR	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	OP	CN	CG	CHT	TCMU	CI	CR	IW	HI	PS	AD	PUD	PRD
Residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agricultural	A																			A	A	A
Cultural / Institutional	A									A	A	A	A	A		A				A	A	A
Neighborhood Business											A	A	A	A	A	A				A	A	A
General Business												A		A	A					A	A	
High Intensity Commercial															A					A	A	
Highway Commercial													A		A					A	A	
Rural Commercial																A					A	A
Light Industrial																	A			A	A	
Heavy Industrial																		A		A	A	
Mining & Extraction	A																A	A		A	A	A
Office & Professional										A	A	A		A	A					A	A	
Outdoor / Passive	A	A	A	A	A	A	A	A	A											A	A	A
Neighborhood Public Service	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
General Public Service															A		A	A	A	A	A	
Reg. Business & Commercial															A					A	A	
Reg. Cultural & Entertainment															A							A
Solid Waste & Correct. Fac.	A																	A			A	

A - means the Use is allowable by right or by Special Use.

Sec. 2.02.03 Housing Types

The Table below indicates the housing types allowed in each zoning district within St. Johns County. The housing types are arranged across the top. An "A" indicates that the Use is allowable by right, subject to the standards of this Code. A blank space indicates that the Use is prohibited.

HOUSING TYPE							
ZONING DISTRICTS	SINGLE-FAMILY	DUPLEX	MULTI-FAMILY	TOWNHOME	MANUFACTURED/ MOBILE HOME	MANUFACTURED/ MODULAR HOME	MANUFACTURED/ MOBILE HOME PARK
OR	A				A	A	
RS-E	A					A	
RS-1	A					A	
RS-2	A					A	
RS-3	A					A	
RG-1	A	A	A			A	
RG-2	A	A	A			A	
RMH	A				A	A	A
RMH(S)	A				A	A	
OP	A*	A*				A*	
CN	A*	A*				A*	
CHT	A*	A*				A*	
CG	A*	A*				A*	
TCMU			A	A - Building Type II			
CI	A*	A*				A*	
CR	A*	A*				A*	
IW	A*				A*	A*	
HI	A*				A*	A*	
PS	A*				A*	A*	
AD	A				A	A	
PUD**	A	A	A	A	A	A	A
PRD**	A	A	A	A	A	A	A

A - means the Use is allowable by right.

*Accessory Use per Section 2.02.04

**Subject to approval of a PUD or PRD ordinance.

corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use or accessory to agricultural activity. Also included is treated Wastewater land application disposal. Agricultural Uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those Uses are directly associated with the principal Agricultural Use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, Primitive Campgrounds, Retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, Private Clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private.
2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

D. Neighborhood Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood or a small group of neighborhoods. Uses typically require direct access to collectors, and operate primarily in daytime or early evening hours. Development may generally include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers.
2. Typical Uses in this category include commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; veterinary offices without outside boarding facilities and enclosed within a sound proof building; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be

amended; Restaurants without drive-through facilities; Take-Out Restaurants; medical and Professional Offices, and governmental branch offices, schools for the performing or fine arts and for martial arts.

E. General Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood, a small group of neighborhoods, or are community serving. Uses typically require direct access to Collectors and Arterials, may operate primarily in daytime or early evening hours. Development may generally include a predominance of one-story and low-rise Buildings outside of activity centers. Uses tend to be in individual Structures or in community scale shopping centers. This category does not include large-scale discount supercenters or big box retailers.
2. Typical Uses in this category include commercial recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; pharmacies with or without drive-through facilities; free-standing ATM's; funeral homes and mortuaries; crematoriums; indoor farm and garden supply centers; neighborhood Convenience Stores with or without gas pumps; gas stations without auto service or repair; grocery stores, specialty food stores, and supermarkets; bowling alleys, billiards and pool parlors, spas, gyms, and health clubs; community hospitals; commercial, vocational, business or trade schools; Bed and Breakfast establishments and guest lodges limited to a maximum of ten (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, employment services, bail bond agencies, photography studios, psychics in accordance with St. Johns County Ordinance 98-18, as may be amended, Adult Care Centers, Child Care Centers, Nursing Homes; psychiatric care and treatment facilities with or without housing, alcohol rehabilitation centers with or without housing, Restaurants with or without drive-through facilities; general offices, medical offices, veterinary offices without outside boarding facilities and enclosed within a sound proof building with no more than ten (10) outside runs which shall not exceed a total area of six hundred forty (640) square feet, Professional Offices, and government offices; golf driving ranges; schools for the performing or fine arts and for martial arts; movie theaters with three (3) or less screens.

F. Town Center Mixed Use

1. Land Use Activities in this category are those which serve the surrounding neighborhood community, or small group of neighborhoods with community services, beach & recreational resort services and government services & facilities. Uses are limited to and promote the Vilano Beach Town Center Mixed Use District with a combination of mixed commercial, business, office and multi-family residential, civic, and government activities. Development may generally include two to three story buildings within the Town Center. This category does not include large-scale super centers or big box retailers, drive-throughs, or outdoor storage, but does include and encourage outdoor activities associated

with the permitted and accessory uses.

2. Typical Uses in this category include retail, general business, office, hospitality, hotel, motel, bed and breakfast, personal services, grocery store, pharmacy, banks, medical and professional offices, veterinary offices without outside boarding and enclosed kennels, personal services such as beauty shops, barbers, and day spas, daily neighborhood business services, mail and package services, restaurants, bars, and pubs, night clubs, deli, catering, billiards and pool parlors, specialty food, liquor and wine stores, video, print and copy shop, urgent care facilities (not hospitals), health clubs, gyms, psychics, multi-family residential, government branch services & facilities, e.g including but not limited to, e.g. post office, branch libraries, sheriff substation, Town Center Main Street office, and cultural centers, vendors subject to permitting, school for performing or cultural arts, indoor recreation including movie theater or live theatre, alcoholic beverages sales subject to Section 2.03.01 and 2.03.02 and the source of outdoor amplified music is allowed within 50 feet of existing residentially zoned properties.
3. List of uses that are encouraged, but not limited to, are outdoor sit down cafes, art galleries, pottery shops, apparel, vintage clothing, gift shops, home décor and garden stores, bookstore, kite shop, surf shop, bike shop, speciality electronics, drycleaners (mail and package only), travel agencies, real estate offices, financial advisor office, and live-work units.

G. Highway Commercial Uses

1. Business Uses generally require accesses to an Arterial or Major Collector or have close proximity to Major Intersections. Highway Commercial Uses are those which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from High Intensity Uses by scale and intensity. These Uses are typically not of an overall size or Building mass, as an activity center. Development generally include one-story and low-rise Buildings and Uses tend to be in individual Structures.
2. Typical Uses in this category include, but are not limited to the following: Service Stations with or without retail food sales; automobile oil change facilities limited to three (3) enclosed service bays; automobile service and repair facilities performing similar activities as Service Stations and limited to three (3) enclosed service bays with no outdoor storage of automobile parts; car wash facilities; Restaurants, with or without drive-through facilities; agricultural stands, temporary or permanent; Recreational Vehicle Campgrounds; Marinas; Hotels and Motels; Retreats; Fish Camps; Convenience Stores, with or without gasoline sales; Truck Stops; retail sales of items catering to tourists; and other substantially similar facilities and Uses.

H. High Intensity Commercial Uses

1. Business Uses generally require access to an Arterial or Major Collector or have close proximity to Major Intersections or interchanges with limited access facilities. These Uses are characterized by outdoor activity and outdoor storage, a large demand for parking. High Intensity Commercial Uses are those which