

12.501 City of Justin Schedule of Uses																	
Chart Legend: "P" Permitted Use, "S" Specific Use Permit required, "Blank" Use Not Allowed			RESIDENTIAL						NON-RESIDENTIAL								
TYPE	USE	ZONING DISTRICT	SF-LL	SF-1	SF-1A	SF-2	SF-OT	2F	M	F	L	R	G	B	GB-OT	LI	
<b>RESIDENTIAL USES</b>																	
Household Living	One-family detached dwelling		P	P	P	P	P	P	P								
	One-family zero lot line detached							P	P								
	One-family zero lot line attached (twin home)							P	P								
	One-family attached (townhouse, rowhouse)						S	P	P								
	Two-family dwelling (duplex)						S	P	P								
	Residence for security purposes, temporary								S								
	HUD-code manufactured housing *		S	S	S	S	S	S	S								
	*Must be permanently affixed to an approved foundation & be connected to all municipal utilities																
	Home occupation		P	P	P	P	P	P	P								
	Industrialized housing *		S	S	S	S	S	S	S								
	*Must be permanently affixed to an approved foundation & be connected to all municipal utilities																
	Manufactured home park									S							
	Manufactured home subdivision									S							
	Multifamily dwelling, apartment									P							
	Model home		P	P	P	P	P	P	P								
Senior adult housing		S	S	S	S	S											

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Group Living	Assisted living facility								S		S				
	Community home	S	S	S	S										
	Continuing care retirement community						S	S							
	Fraternity or sorority house						S	S							
	Group home	S	S				S	S		S					
	Halfway house	S	S	S				S	S	S	S	S	S	S	S
	Shelter							S	S	S	S	S	S	S	S
	Home for care of alcoholic, narcotic or psychiatric patients										S	S			
Public and Civic Uses															
Education	College, university or private school	S	S	S	S	S	P	P	P	P	P	P	P	P	P
	Day care center (child or adult)	S	S	S	S	S	S	P	P	P	P	P			
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Trade and commercial schools										S	S			S
Government	Animal Shelter														P
	Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Government maintenance facility														P
	Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Governmental vehicle storage														P

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	Museum, library or fine art center Art gallery or museum									P	P	P	
	Nonprofit organization or institutional					S	S	S		P	P		
	Post office						S	S		P	P	P	P
	Probation or parole office												P
Health Care Facilities	Ambulance dispatch station										P	P	P
	Assisted living facility							P					
	Blood bank										P		P
	Care facility										S	S	
	Health services facility; including doctor's office or medical clinic									P	P	P	
	Hospice	P	P	P	P	P	P	P	P	P	P	P	P
	Hospital							S	S	P			P
	Massage Therapy and Spa									P	P	P	P
Nursing home (with full medical services)									S	S	S		
Recreation	Center, community recreation, government operated or controlled	P	P	P	P	P	P	P	P	P	P	P	P
	Center, community recreation, private or nonprofit	P	P	P	P	P	P	P	P	P	P	P	P
	Country club (private)	S	S	S	S	S	P	P	P	P	P		
	Country club (public)						S	P	P	P	P		
	Day camp									P	P		

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	Golf course (public)	P	P	P	P	P	P	P	P	P	P	P
	Golf driving range							S	S	S		P
	Outdoor amusement								S			P
	Park or playground (public or private)	P	P	P	P	P	P	P	P	P	P	P
	Recreation or amusement establishment								S			S
	Stable, commercial, riding or boarding	S							S			P
	Tennis or swim club				S	S	S	P	P	P	P	P
Religious	Place of worship (primary use)					S	S	S	S	S	S	P
	Institutions of religious or philanthropic nature				S	S	S	P	P	P	P	P
	Place of worship auxiliary use	S	S	S	S	S	S	S	P	P		P
Utilities	Electric power substation	S	S	S	S		S	P	P	P		P
	Power plant or central electric station											P
	Stealth telecommunications towers	S	S	S	S	S	S	S	S	S	S	S
	Telecommunications antenna (on structure)							S	S	S	S	S
	Telecommunications tower	S	S	S	S	S	S	S	S	S	S	S
	Utility transmission or distribution line	P	P	P	P	P	P	P	P	P	P	P
	Sewage pumping stations	S	S	S	S	S	S	S	S	S	S	S
Utilities (Cont'd)	Wastewater (sewage) treatment facility											P
	Water supply or storage facility	S	S	S	S	S	S	S	S	S	S	P

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	Water treatment plant							S	S	S			S	
COMMERCIAL USES														
Entertainment and Eating	Amusement, indoor									P	P	P	P	
	Amusement, outdoor									S	S		P	
	Baseball/softball facility (commercial)									S	S		P	
	Batting cages, indoor									P	P	P	P	
	Bowling alley									P	P	P	P	
	Bar, tavern, cocktail lounge; club, private or teen									S	S		S	
	Circus												S	
	Club, commercial or business									P	P	P	P	
	Dance hall									P	P	P	P	
	Drive-in theater									S	S		S	
	Fairground or exhibition area							S	P	P	P		P	
	Gambling facility (including bingo and 8-liners)									S	S		S	
	Go-cart track													P
	Health or recreation club							S	P	P	P		P	
	Indoor recreation							S	P	P	P		P	
Lodge or civic club							S	S	P	P	P	P		
Museum/cultural facility							S	S	P	P	P	P		

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	Movie Theater (indoor)											S	P		P	
	Micro-brewery											P	P			
	Drag strip or commercial racing; horse, dog or automotive														S	
	Restaurant without drive-through-service, café, cafeteria						S	S	S		P	P	P		P	
	Restaurant with drive-through service (fast food)											S	S		P	
Entertainment and Eating (Cont'd)	Sexually oriented business (See Art.4.5)														S	
	Shooting or weapons firing range											S	S		S	
	Swimming pool, commercial							S		P	S	S		P		
	Theater, movie theater or auditorium										S	S	S		P	
Lodging	Bed and breakfast inn	S	S	S	S	S	S	S	S	S	S	S	S			
	Hotel, motel or inn							S	S		P	P	P		P	
	Recreational vehicle park										S	S			S	
Office	Bank, financial institution										P	P	P		S	
	Lending institutions										S	S	S		S	
	Offices, professional and administrative					S					P	P	P		P	
Retail Sales and Service	Animal hospital										P	P	P		P	
	Antique shop					S					P	P	P		P	
	Appliance, sales, supply or repair										P	P	S		P	

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	Bakery, retail sales					S					P	P	P	P	
	Bakery, confectionery commercial/wholesale or bottling works											P	P	P	
	Barber or beauty shop										P	P	P	P	
	Boat rental or sales									S	S			P	
	Book, stationery stores or newsstand					S					P	P	P	P	
	Building material and lumber stores									S	P	S		P	
	Business college or commercial school										P	P	P	P	
	Candy or cake shop										P	P	S	P	
	Caterer or wedding service					S					P	P	P	P	
Retail Sales and Service (Cont'd)	Cleaning and dyeing plant, commercial														P
	Clothing/wearing apparel sales, new										P	P	P	P	
	Clothing/wearing apparel sales, used									S	S	S	S	S	
	Convenience store (no gas pumps)										P	P	P	P	
	Copy store or commercial print without off-set printing										P	P	P	P	
	Dance studio										P	P	P	P	
	Dog Training School									S	p	S		S	
	Drapery shop										P	P	P	P	
	Dressmaking, custom; millinery shop					S					P	P	P	P	

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	Exterminator/pest control services										P		P
	Feed store, no processing/milling												P
	Freestanding department store									P	P	P	
	Freestanding discount superstore									P	P	P	
	Furniture sales, new and used (office or residential) in a building									P	P	S	S
	Furniture upholstery, refinishing or resale									P	S		P
	General merchandise store					S				P	P	P	P
	Greenhouse or nursery for retail plant sales									P	P	P	P
	Grocery store, meat market									P	P	S	P
	Gunsmithing, repairs or sales									P	P		P
	Handicraft shop									P	P	P	P
	Hardware store									P	P	P	P
	Home improvement superstore									P	P		P
	Interior decorating									P	P	P	P
	Kennel (with no outdoor runs)									S	S		S
	Kennel (with outdoor runs)												S
Retail Sales and Service, (Cont'd)	Large retail store									P	P	P	P
	Laundry or dry cleaning collection office									P	P	P	P
	Laundry, dry cleaning or washeteria									P	P	P	P

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	Laundry plant, commercial														S
	Leather goods shop									P	P	P			P
	Liquor or package store									P	P	P			P
	Locksmith									P	P	P			P
	Medical supplies/equipment sales or rental									P	P	P			P
	Mini-warehouses, self storage										S	S			P
	Mortuary or funeral home										P				P
	Newspaper distribution center										P	P			P
	Office warehouse														P
	Optician									P	P	P			P
	Pawnshop										S	S			S
	Pet Day Care									P	P	P			P
	Pet Lodging										S	S			P
	Pharmacy/drugstore with or without drive-through									P	P	P			P
	Photograph, portrait/camera shop or photo finishing									P	P	P			P
	Plumbing shop										P	P			P
	Plant nursery														P
	Recording studio									S	P	P			P

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	Saddle or harness, repair or sales								P	P		P
	Shoe shine shop								P	P	P	P
	Studio, music, art or photography								P	P	P	P
	Studio for radio or television								P	P	P	P
	Tailor, clothing or apparel shop								P	P	P	P
	Tattoo parlor								S	S	S	S
	Taxidermist shop											P
	Wedding Chapel								S	S		P
Retail Sales and Service, (Cont'd)	Vapor store								S	S	S	S
	Veterinary clinic (with indoor kennels)								P	P		P
	Veterinary clinic (with outdoor kennels)								S			P
Vehicle Sales & Service	New auto accessory and parts sales store								P	P	P	P
	Used auto parts, sales in building								P			P
	Auto sales & repair								S			S
	Auto painting & rebuilding (body shop)								S			P
	Auto Inspection and/or Lube Center								S	S		P
	Carwash, full or self service								S			P
	Engine and motor repair								S			P

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	Gasoline/service station with convenience market *(over 4 mpd requires sup)										P	P	P
	Heavy machinery sales and storage												P
	Mobile home or manufactured housing sales												S
	Parking area or garage, storage commercial or auxiliary									S	S		S
	Recreational vehicle (RV) sales/service												S
	Recreational vehicle storage												S
	Seat cover & muffler installation shop									S			P
	Towing yard with office												S
	Truck parking lot												P
	Truck stop with fuel and accessory services												S
	Wrecking or salvage yard												S
	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)									S	S		P
Light Industrial													
Light Industrial Services	Assaying												
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes												P
	Bottling works, milk, dairy or soft drinks												P

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	Carpet and rug cleaning												P	P		P
	Coal, coke or wood yard															P
	Crematorium															S
	Electroplating															S
	Fabricating or manufactured housing, temporary or office building															P
	Food processing (no slaughtering)															P
	Furniture or cabinet repair or construction												P	P		P
	Storage and repair of furniture & appliances inside a building												P	P		P
	Storage and sale of furniture outside a building												P			P
	Galvanizing, small utensils															P
	Machine shops															P
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 feet in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade															P
	Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and plastics															P
	Manufactured home/RV repair															P

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	Manufacturing medical marijuana									S	S	S	S
	Monument works, finishing, carving, sales												P
	Paint shop, mixing or spraying												P
	Paper box manufacture												P
	Printing, lithographing, book-binding, newspapers or publishing												P
	Rubber stamping, shearing/punching												P
	Rubber stamp manufacture												P
	Scientific and research labs									P	P		P
	Sheet metal shop												P
	Tire retreading and capping												P
	Transfer storage and baggage terminal												P
	Storage warehouse or bulk storage												P
	Welding shop, custom work (not structural)												P
	Wholesale: bakery, produce market or wholesale house										P		P
	Wholesale office and/or sample room										P		P
	Yards, contractors, lumber or storage, automobiles, storage yards, building materials										S		P
Heavy Industrial													
	Animal by-products processing												S

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Heavy Industrial Manufacturing	Batch plant, concrete or asphalt (permanent)												S
	Brewery, distillery or winery									P	P	S	S
	Brick, clay, glass, shale, tile or terra cotta products manufacture												P
	Cement products plant												S
	Cement, lime, gypsum, or plaster of Paris manufacture												S
	Concrete products manufacture												S
	Cotton gin, cotton oil mill, bailing or compress												S
	Creosote, treatment/manufacture												S
	Egg cracking or processing												S
	Furnace, blast; forge plant, boiler works manufacture												S
	Gas (natural or artificial) manufacture processing/storage												S
	Glue manufacture												S
	Grain elevator												S
	Magnesium casting, machining or fabricating												S
	Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or												S

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	roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar														
Heavy Industrial Manufacturing(Cont'd)	Manufacture of basket material, bicycles, boots, boxes other than paper, caskets, shoes														P
	Manufacture of dyes, cores, die-casting molds														P
	Manufacture, processing/production of hazardous chemicals														P
	Metal casting														P
	Metal foundry plant or fabrication plant														P
	Metal smelting, reclamation or ore production														S
	Metal stamping, dying, shearing or punching														P
	Mill, feed or flour														P
	Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone														S
	Packing plant														S
	Paper or pulp manufacture														P
	Petroleum, refining or wholesale storage														S
Planing mill or woodworking shop														P	

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	Poultry killing or dressing												P
	Rock cement crushers												S
	Rolling mill												S
	Soap manufacture												S
	Soda or compound manufacture												S
	Stone yard, building stone, cutting, sawing or storage												S
	Tar distillation/manufacturing												S
	Tobacco (chewing) manufacture or treatment												S
	Welding shop												P
OTHER USES													
Transportation	Airport, aviation field, helistop or landing area										S	S	S
	Railroad or bus passenger station										S	S	P
	Railroad team track, freight depot & docks or classification yard												P
	Railroad roundhouse or RR car repair shop												
	Terminal; truck, freight, rail or water												P
Waste Related	Junk and used material storage yards												S
	Landfill, recycling center, household hazardous waste or waste tire facility												S

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	Pet cemetery													S
	Recycling collection only facility													P
	Salvage yard (other than automotive)													S
Ag	Agricultural uses	P												
Gas	Compression facilities, gathering stations *	S	S	S	S	S	S	S	S	S	S	S	S	S
	Gas drilling and production *	S	S	S	S	S	S	S	S	S	S	S	S	S
	Oil drilling and production *	S	S	S	S	S	S	S	S	S	S	S	S	S
	* In conformance with City of Justin Gas Drilling Ordinance													
Accessory Uses	Accessory use or building	P	P	P	P	P	P	P						P
	Commercial outside display	S									S	S		S
	Farm accessory building													P
	Home occupations	P	P	P	P	P	P							
	Outside storage, screened*	P	P	P	P	P		P	P	P	P			P
	Outside storage, unscreened*									S	S	S		S
	Stable, stockyards or feeding pens (noncommercial)													S
	Swimming pool, private	P	P	P	P	P	P	P	P	P	P	P		P
Temporary Uses	Amusement, outdoor (temporary)										S	S		S
	Batch plant, concrete or asphalt (temporary)										S			S
	Residence for security purposes, temporary							S	S	S	S			S

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	Trailer, portable; sales, construction or storage	S	S	S	S	S	S	S	S	S	S	S	S

\*In conformance with City of Justin Outdoor Screening requirements Section 52-213