

**Table 17-1**  
**City of Huron**  
**Permitted and Conditional Uses**  
**Non-Residential Zones**

	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
<b>MASTER LIST ZONE DISTRICT</b>	<b>C-P</b>	<b>CBD</b>	<b>C-S</b>	<b>M-L</b>	<b>M-H</b>	<b>P</b>	<b>UR</b>	<b>P-F</b>	<b>C-H</b>	<b>O</b>	<b>C-C</b>	<b>A-E</b>
<b>ACCESSORY STRUCTURES AND USES</b>												
Accessory structure located on the same lot as a conditional use								C				
Accessory structure located on the same lot as a permitted use		P										
Advertising structures				P	P							
Parking lot, surface		C <sup>1</sup>	C			P					C	
Parking structure						C						
Off-street parking				P	P	P				P		
Incidental commercial uses within a parking structure with a height greater than 2 stories						C						
Incidental parking lot buildings						P <sup>2</sup>						
Sign	P	P	P	P	P	P	P				P	
<b>AGRICULTURE AND GARDENING</b>												
Agricultural uses				P	P					P		P
Baled cotton storage				C	P							P
Christmas tree sales		P										T

<sup>1</sup> In conjunction with permitted use  
<sup>2</sup> Not to exceed 100 square feet in area, to be used for purposes of maintaining the lot, and to contain no provisions for residential or commercial use  
P Permitted  
C Conditional



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
<b>MASTER LIST ZONE DISTRICT</b>	<b>C-P</b>	<b>CBD</b>	<b>C-S</b>	<b>M-L</b>	<b>M-H</b>	<b>P</b>	<b>UR</b>	<b>P-F</b>	<b>C-H</b>	<b>O</b>	<b>C-C</b>	<b>A-E</b>
Farm equipment sales and service				P	P							
Cotton compress				C	P						C	
Cotton compress, ready concrete					P							
Cotton ginning or oil milling					P							
Florist		P										
Fruit and vegetable processing					P							
Garden supply store		P									P	
Grain milling and sacking					P							
Nursery		C <sup>3</sup>					P				P	C
Oils and fats (vegetable) refining					P							C
Olive processing plants, preparation only, for shipment to cannery				C	P							
Olive oil plant or olive processing plant					P							
Organic fertilizer manufacturing					P							
Plants			P									
Stock feed lots and stockyards					P							
Wool pulling or scouring					P							
Yeast manufacturing					P							
<b>COMMERCIAL GOODS</b>												
Appliance sale		P	P	C	P						P	
Art and antique store		P	P	C	P						P	
Automobile sales with incidental service and repair			C	C	P						C	

<sup>3</sup> Within or behind the main building

Table 17-1-2



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
<b>MASTER LIST ZONE DISTRICT</b>	<b>C-P</b>	<b>CBD</b>	<b>C-S</b>	<b>M-L</b>	<b>M-H</b>	<b>P</b>	<b>UR</b>	<b>P-F</b>	<b>C-H</b>	<b>O</b>	<b>C-C</b>	<b>A-E</b>
Automobile parts sales		C	P	C	P						P	
Bakery (retail)		P		C	P						P	
Bakery (wholesale)		C		C	P						P	
Clothing stores		P		C	P						P	
Commercial uses that are incidental or directly related to, and serve, the permitted industrial uses				P	P							
Concrete and cement products				C	P							
Delicatessens		P		C	P						P	
Department stores		P		C	P						P	
Dressmaking and tailor shops		P		C	P						P	
Dry goods		P		C	P						P	
Electrical appliance repair and retail sales		P		C	P						P	
Electrical supply			C	P	P						P	
Equipment rental or sale				P	P							
Fireworks stands		P		C	P						C	
Frozen food lockers				P	P							
Furniture store		P		C	P						P	
Grocery store		P		C	P						P	
Hardware		P		C	P						P	
Hobby Shop		P		C	P						P	
Ice and food dispensing machine			C	P	P							
Ice cream store		P		C	P						P	
Jewelry store		P		C	P						P	
Liquor store		C	C	C	P						C	
Meat markets		P		C	P						P	

Table 17-1-3



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
<b>MASTER LIST ZONE DISTRICT</b>												
Music stores		P	P	C	P						P	
Notions			P	C	P							
Novelty shop		P		C	P						P	
Office supplies and machines		P		C	P							
Paint sales, retail		P		C	P						P	
Pet shop		P	P	C	P						P	
Photographics		P		C	P						P	
Plumbing arts, retail sale and repair		P		C	P						P	
Post office supplies		P		C	P						P	
Printing shop		P		C	P						P	
Radio and television retail sales		P	P	C	P						P	
Sale of second-hand goods within enclosed structure			C	C	P						C	
Shoe sales			P	C	P						P	
Sporting goods		P		C	P						P	
Stationery store			P	C	P						P	
Supermarket		P	P	C	P						P	
Superdrugstore			P	C	P						P	
Swap shop			C	C	P							
Television and radio sales		P		C	P						P	
Tire sale			P	C	P							
Tobacco and cigar shop		P		C	P						P	
Tortilla sales and factory (handmade)			C	C	P							
Toy store		P	P	C	P						P	
Used car lot			C	C	P							
Variety store			P	C	P							

Table 17-1-4



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
MASTER LIST ZONE DISTRICT	C-P	CBD	C-S	M-L	M-H	P	UR	P-F	C-H	O	C-C	A-E
<b>COMMERCIAL SERVICES</b>												
Automobile repair within an enclosed building			C	P	P						C	
Automobile reupholstery				P	P						C	
Automobile service station		C		C	P				P			
Bar		C	C	P	P						C	
Barber and beauty shop		P		C	P						P	
Café-bars			C	C	P						P	
Car wash, automatic self-serve		C		C	P							
Cemetery								C				
Drive-in café or restaurant			C	C	P						C	
Dry cleaner			C	C	P						C	
Employment agency		P		C	P						P	
Gunsmith		P		C	P						P	
Janitorial services		C		C	P						C	
Kennels				P	P							
Laundry shop		P		C	P						P	
Laundry, self-service			P	C	P						P	
Linen supply services		C		C	P							
Mini storage facilities			P	P	P							
Mortuary		C	C	C	P			C				
Print shop-copying, blueprinting, lithographing, publishing			P	P	P							
Printing, lithographing, publishing				P	P							
Radiator shop			C	C	P							

Table 17-1-5



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
<b>MASTER LIST ZONE DISTRICT</b>	<b>C-P</b>	<b>CBD</b>	<b>C-S</b>	<b>M-L</b>	<b>M-H</b>	<b>P</b>	<b>UR</b>	<b>P-F</b>	<b>C-H</b>	<b>O</b>	<b>C-C</b>	<b>A-E</b>
Radio and television repair		C	P	C	P						C	
Restaurant		P <sup>4</sup>	P	P	P						P	
Service station, with or without incidental repairs			P	C	P				P			
Service station with garage			C	C	P				C			
Shoe repair shop		P		C	P						P	
Shoe shine parlor			P	C	P							
Soda fountains		P		C	P						P	
Souvenir shop		P		C	P						P	
Taxi stand			P	C	P							
Tire recapping			C	C	P							
Truck service station				P	P				C			
Upholstery shop			P	C	P							
<b>COMMUNICATIONS</b>												
Communications equipment building				P	P			C				
Communications substation		C										
Microwave relay structure				C	P							
Telephone booth, temporary or permanent	C			P	P	P					C	
Telegraph office		P										
Newspaper office		P		P	P						P	
Newspaper printing			P									

<sup>4</sup> Conditional if bar is included

Table 17-1-6



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
<b>DESIGN</b>												
Buildings over two stories in height	C	C									C	
<b>FINANCIAL</b>												
Accounting office	P		C								P	
Banks and savings and loan institutions	P	P		P	P						P	
Employee credit unions	P	P									P	
Security brokers, dealers, and flotation companies	P	P									P	
<b>HOTELS AND MOTELS</b>												
Apartment hotels	P	P	P									
Hotels		P	P						P			
Motels		P	P	P					P			
<b>INSTITUTIONAL AND EDUCATIONAL</b>												
Art galleries	P	P						P				
Church	P	C						C				
Club or lodge, private		C										
Institution of a philanthropic nature (except correctional and mental)	P	P										
Lodge, club, or fraternal organization	P	P						P				
Museum	P	P						P				
School, private and parochial	P	P										
School, public								P				
Trade and professional school		C										

Table 17-1-7



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
<b>MANUFACTURING, HEAVY</b>												
Acetylene gas manufacture or storage					P							
Acid manufacture					P							
Aircraft factory					P							
Alcohol distillation, including wineries and breweries, when not connected with adequate public sewers					P							
Alcohol fertilizer, bulk sales and storage					P							
Aluminum foundry					P							
Ammonia bleaching powder or chlorine manufacture					P							
Animal and poultry slaughtering or packing					P							
Asphaltic and asphaltic concrete, mixing or batching plants					P							
Automobile wrecking, junk, rag, or scrap iron storage or baling					P							
Blast furnace or coke oven					P							
Bone, coal, or wood distillation					P							
Brick or tile products manufacture					P							
Building materials, concrete, and cement products					P							
Cement, lime, gypsum, potash, or plaster of paris manufacture					P							
Cinder and cinder block manufacturing					P							
Clay and clay products manufacturing					P							
Drop forge industries manufacturing forgings with power hammers					P							
Dumping, refuse					P							

Table 17-1-8



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
Explosives manufacturing or storage					P							
Fat rendering, tallow, grease, or lard manufacture or refining					P							
Fertilizer (inorganic), compounding or dried inorganic materials					P							
Fish smoking, curing or canning					P							
Fungicides manufacturing or processing					P							
Garbage, offal, dead animal, or refuse incineration, reduction, or dumping					P							
Glass blowing (industrial), and glass bottle production					P							
Glass manufacturing					P							
Glue manufacturing					P							
Insecticides manufacturing (flammable type)					P							
Iron, steel, brass or copper foundry or fabrication plant, including roller mill or boiler works					P							
Lamp black manufacture, including stove or shoe polish information					P							
Manufacturing					P							
Automotive					P							
Machinery shop					P							
Manufacturing compounding assembly from, or treatment of, certain previously prepared articles or materials <sup>5</sup>					P							
Oilcloth or linoleum manufacturing					P							
Ore reduction, including refining and					P							

<sup>5</sup> Bone, feathers, hair, horns, paints (not employing a boiling process), rubber

Table 17-1-9



	<b>Admin. and Professional Office</b>	<b>Central Businesses and Shopping</b>	<b>Service Commercial</b>	<b>Light Manufacturing</b>	<b>Heavy Manufacturing</b>	<b>Off-Street Parking</b>	<b>Urban Reserve</b>	<b>Public Facilities</b>	<b>Commercial Highway</b>	<b>Open Space and Recreational</b>	<b>Community Commercial</b>	<b>Exclusive Agriculture</b>
smelting of metals												
Paint, pigments, enamels, lacquers, putty, thinner, varnishes, whitening, wood fillers, stains manufacturing					P							
Petroleum refining or petroleum product manufacture or storage, including gas and asphalt					P							
Plastic manufacture					P							
Railroad repair shops					P							
Rubber or gutta-percha manufacture					P							
Salt works					P							
Sand blasting					P							
Sawmills					P							
Soap manufacturing					P							
Soda and compound manufacturing					P							
Syrup and grape sugar manufacture					P							
Tanning, curing, or storing of rawhides or skins					P							
Used materials yard, organic fertilizer, bulk sales and storage					P							
<b>MANUFACTURING, LIGHT</b>												
Any manufacturing use or industrial development that utilizes, processes, or produces offensive, obnoxious, or hazardous materials					C	P						
Fabrication					P	P						
Ice and cold storage plants					P	P						
Manufacturing					P	P						

Table 17-1-10



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
Meat packing and processing				C	P							
Poultry processing				C	P							
Punch presses and punch presses over 20 tons												
Processing				P	P							
Used materials yard				C	P							
Wholesale lumber yard				C	P							

#### MEDICAL FACILITIES AND SERVICES

Animal hospitals and shelters				P	P							
Clinic			C									
Hospital	P		C									
Laboratory (biological, dental, medical, optometrical)	P		C									
Municipal health and medical facilities												
Nursing and convalescent homes or hospitals			C					C				
Optometrical clinic	P		P									
Prescription pharmacy	C											
Veterinary Hospital	C <sup>6</sup>	P										

#### OFFICES

Administrative	P	P		P	P						P	
Business	P <sup>7</sup>	P <sup>7</sup>		P <sup>8</sup>	P <sup>8</sup>						P	
General	P <sup>7</sup>	P <sup>7</sup>		P	P						P	
Medical	P <sup>7</sup>	P <sup>7</sup>		P	P						P	

<sup>6</sup> Small animals only

<sup>7</sup> Excluding retail sales, storage of stock in trade, and storage of equipment not used exclusively in said offices

<sup>8</sup> When related to the administration and operation of permitted industrial uses

Table 17-1-11



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
Professional	P <sup>7</sup>	P <sup>7</sup>	P	P	P						P	
Research				P <sup>8</sup>	P <sup>8</sup>							
Real estate office			P								P	

#### MEDIA FACILITIES AND SERVICES

Artist studios	P	P									P	
Photographic studios	P	P									P	
Radio and television broadcasting studios	P	C		P	P						C	
Music, dance, art, and vocal studios		P									P	

#### PUBLIC FACILITIES AND SERVICES

City, County, or State and federal offices								P				
Civic centers								P				
Municipal equipment or storage yard								P				
Public child day care centers								C				
Jail								C				
Library	P	P						P			C	
Police or fire station								P				
Post Office substation	C										C	
Post Office			P								C	
Public grounds and buildings		C						P				
PARCEL DELIVERY SERVICES/ PARCEL DISTRIBUTION (UPS, Federal Express, etc.)			P	P								
PHOTOCOPY SERVICES/ DESKTOP PUBLISHING												
-With printing press		P	P	P								

Table 17-1-12



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
-Without printing press		P	P	P								
-Commercial Photographers studio		P	P	P							P	
-Photography Labs (developing printing – no retail on site)		P	P	P								
-Photography Labs (developing printing with retail on site)		P	P	P							P	
-Retail drop off and pick up		P	P	P							P	

#### RECREATION, ENTERTAINMENT, AND TOURISM FACILITIES

Auditorium		C										
Bowling alley		C	P									
Carnival		T	T	T	T			T	T	T		
Community recreation building and uses								P			C	
Drive-in theaters					C	P					C	
Exhibit hall	C	P										
Fair, rodeo, or festival ground								C				
Movie Theater			P									
Park or playground								P				
Pool hall			C									
Skating rink			P									
Swimming pool, public								P				
Tennis court								P				
Theater		P	C	P								

#### RESIDENTIAL

Caretaker's residence				C	P							
Home occupation	P	P					P					
Homeless shelters and transitional housing			C	C								

Table 17-1-13



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
Mobilehome or recreational vehicle park				C	P							
Multiple-family dwelling		C	C									
Nonresidential use located in an existing residential structure, when there is a change in exterior appearance of said structure	C											
Planned unit development				C	P							
Residential alcohol/substance abuse treatment facility (6 or fewer)		C	C									
Subdivision sign, off site	C											

#### RECYCLING FACILITIES

-Heavy Processing			C	P	P							
-Light Processing			P	P	P							
-Large Collection			C	P	P						C	
-Small Collection			P	P	P						P	
-Reverse Vending Machines (indoor only)		P	P	P							C	
-Temporary facilities (i.e.: recycling of Christmas trees, tree trimmings, etc.)			P	P				T			C	
-Household hazardous waste collection center				P	P			P				
-Storage, sorting, collection or bailing of iron, junk, paper, rags or scrap (not including auto dismantling)					P							

#### TRANSPORTATION FACILITIES

Bus station		C										
-------------	--	---	--	--	--	--	--	--	--	--	--	--

Table 17-1-14



	Admin. and Professional Office	Central Businesses and Shopping	Service Commercial	Light Manufacturing	Heavy Manufacturing	Off-Street Parking	Urban Reserve	Public Facilities	Commercial Highway	Open Space and Recreational	Community Commercial	Exclusive Agriculture
Public airport								P				
<b>UTILITIES AND RESOURCE EXTRACTION</b>												
Electrical distribution substation	C			P	P			C				
Electrical transmission substation				P	P			C				
Gas regulator station		C						C				
Ponding basin								P				
Pressure tank, public service								C				
Public utility service yard with incidental buildings				P	P							
Sewer and water treatment plants								C				
Utility pumping station		C						C <sup>9</sup>				
Water pump station	C			P	P		C	P				
<b>OTHER</b>												
Other uses similar in nature and intensity as determined by the Planning Director	P	P	P	P	P	P	P	P	P	P		
Other uses similar in nature and intensity as determined by the Planning Director subject to the granting of a conditional use permit	C	C	C	C	C	C	C	C	C	C		

<sup>9</sup> Public service only

Table 17-1-15