




Chapter 3. Permitted Uses

Notes

Section 3.1 Schedule of Permitted Uses

Legend

	Unconditional Permitted Use
	Prohibited or Currently Not Listed
	Specific Use Permit / Public Hearing Required

**See Section 3.2 for requirement of Specific Use Permits*

Zoning Classifications

R-15000	Single-Family Residential	M	Mobile-Home Park
R-9000	Single-Family Residential	S	Service Commercial
R-7500	Single-Family Residential	L	Light Commercial
R-6500	Single-Family Residential	H	Heavy Commercial
MD-1-4	Medium Density Residential	I	Industrial
MF	Multi-Family Residential		

USE		Zoning Classifications										
		R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I
A. RESIDENTIAL												
Household	One Family Dwelling Detached											
	Two Family Dwelling / Duplexes											
	Townhouse / Rowhouse / Three, Four Family Dwellings, Attached											
	Multi-family Dwelling / Apartments / Condominium											
	Apartment(s) as Secondary Use								S	S	S	S
Mobile	HUD Code Manufactured Home											
	Mobile Home											
	Industrialized Housing											
	Modular Home											
Other	Hotel									S	S	S
	Motels									S	S	S
	Residence Motel / Inn									S	S	S
	Recreational Vehicle Camp Grounds								S			
	Rooming Houses & Boarding Houses							S				
Group	Dormitories, Fraternity & Sorority Houses							S				
	Retirement Homes							S	S	S		
	Religious Convents, Rectories & Monasteries							S	S	S		
	Nursing, Rest & Convalescent Homes							S	S	S		
	Orphanages							S	S	S		
	Community Home											

USE	Zoning Classifications										
	R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I
Group Home	S	S	S	S	S	S					
B. RELIGIOUS & PHILANTHROPIC											
Churches, Temples & Synagogues	S	S	S	S	S	S	S	S	S	S	S
Temporary Revival, Gospel or Evangelistic Tents & Shelters						S	S	S	S	S	S
Eleemosynary Institutions						S	S	S	S	S	S
C. EDUCATIONAL											
Primary & Secondary Schools	S	S	S	S	S	S	S	S			
Junior Colleges, Colleges & Universities								S	S	S	S
Vocational, Technical & Trade Schools								S	S	S	S
Children's Day Care Centers								S	S	S	S
Adult Day Care Centers								S	S	S	S
Private Business & Professional Schools								S	S	S	S
D. COMMUNITY FACILITIES											
Municipal Administration & Public Service Buildings & Facilities											
Police & Fire Stations & Facilities											
Parks, Playgrounds, Play Lots & Related Facilities											
Community Garden (Does not apply when used as an ancillary use, See Section 3.2.C (4))	S	S	S	S	S	S	S	S	S	S	S
Golf Courses, Club House & Related Facilities	S	S	S	S	S	S	S	S			
Commercial Swimming Pools, Tennis, Handball & Racquet Clubs								S			
Public Animal Pounds & Shelters								S	S	S	S
Public Maintenance Building & Storage Yards											
Cultural Buildings & Facilities	S	S	S	S	S	S	S	S			

USE	Zoning Classifications											
	R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I	
Utilities	Social, Recreational & Assembly Building Facilities	S	S	S	S	S	S	S	S	/	/	/
	Athletic Fields, Stadiums, Auditoriums & Gymnasiums	S	S	S	S	S	S	S	S	/	/	/
	Cemeteries & Mausoleums									S	S	
	Distribution Lines	/	/	/	/	/	/	/	/	/	/	/
	Offices	/	/	/	/	/	/	/	/	/	/	/
	Garages, Storage Buildings & Yards							S	S	S	S	
	Energy Plants								S	S	S	
E. TRANSPORTATION & CIRCULATION												
	Passenger Terminals: Bus									S	/	
	Mass Transit Commuter Pickup Stations	S	S	S	S	S	S	S	S	/	/	/
	Automobile Parking Lot & Areas									S	S	
	Automobile Parking Garages (Multi-story)									S	S	
	Motor Freight Terminals										/	
	Bus, Truck & Taxi Storage Yards, Maintenance & Garaging										/	
	Airports, Heliports & Helistops							S	S	S	S	
F. RETAIL SALES/TRADE												
Food & Beverage	Convenience Grocery Stores							S	/	/		
	Convenience Stores with Drive-through Window								S	S		
	Bakery & Confectionery Shops (non-industrial)							/	/	/		
	Ice Cream & Dairy Food Shops (non-industrial)							/	/	/		
	Cafes, Cafeterias, Restaurants							/	/	/	/	
	Restaurants with Alcohol Sales							/	/	/	/	
	Meat, Fish or Poultry Markets: Excluding Slaughtering & Fish Cleaning							S	/	/	/	
	Meat, Fish or Poultry Markets: Without Restrictions as to the Above											S
	Frozen Food Lockers (excluding slaughter)								/	/	/	
	Package Liquor Stores								S	S		
Supermarkets							S	/	/	/		

Notes

USE	Zoning Classifications										
	R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I
Drive-in & Drive-through Restaurants								///	///	///	
Micro-Winery/Brew Pub								///	///	///	
Drug Stores / Pharmacy								///	///	///	
Book, Stationary, News Stand, Souvenir, Gift & Novelty Shops								///	///	///	
Hardware & Appliance Stores									S		
Jewelry, Watch, Camera & Photo Service Pickup								///	///	///	
Music Store								///	///	///	
Florist Shops								///	///	///	
Plant & Garden Nurseries									S		
Landscape Services & Commercial Greenhouses										///	///
Arts, Crafts, & Hobby Shops								S	///	///	///
Outside Seating Establishment								S	S	S	S
Household Furnishings & Fixtures Stores									///	///	///
Wallpaper & Paint Stores								S	///	///	///
Pet Shops									///	///	///
Antique Shops								S	///	///	///
Bicycle Shops & Repair Services								///	///	///	///
Secondhand, Rummage & Used Furniture Stores										S	S
Gun Shops									S	S	S
Feed & Seed Stores										///	///
Stone Monuments (excluding cutting of slabs)										///	///
Building Materials / Lumber Yards										S	///
Automotive Parts Store									///	///	///
Boutiques, Shoe & Apparel Shops								///	///	///	///
Full Service Department & Discount Stores & Regional Shopping Centers & Discount Variety Stores									///	///	///
Pawn Shop										///	///
Tobacco Products Store								S	S	S	
Motorcycle & Motor Scooter Sales / Service										S	
Boats & Marine Craft Sales & Service										S	
Farm Machinery & Farm Implements, Sales / Service										S	///
New & Used Cars & Truck Sales / Service										S	

PERMITTED USES

ZONING ORDINANCE

UPDATED THROUGH 4/22/14

CITY OF BEDFORD

USE	Zoning Classifications											
	R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I	
Motor Homes, Campers & Recreational Vehicles Sales / Service											S	
Mobile Home Sales / Service											S	
Gasoline Service Stations & Pump Islands, as principal, accessory or secondary use & excluding overhauls, body work, spray painting & steam cleaning									S	S		
Above, & Full Service Gasoline Service Stations									S	S		
Above, & Gasoline Service Station w/ Convenience Store									S	S		
Above, & Gasoline Service Station w/ Restaurant									S	S		
Automotive Repair Shops & Garages, as principal, accessory or secondary Use										S		
Automatic, Coin or Attendant Operated Car Wash Establishments										S		
Automotive Glass, Trim & Upholstery Shops										S		
G. SERVICES												
Personal Services	Barber & Beauty Shops & Salons											
	Music, Dance, Art, Drama & Photographic Studios							S				
	Laundry & Dry Cleaning Establishments: Self-service Laundromat & Pressing							S				
	Laundry & Dry Cleaning Establishments: Pickup & Receiving Stations											
	Laundry & Dry Cleaning Establishments: Laundry, Dry Cleaning & Dyeing Plants											
	Massage Salon							S	S	S		
	Health & Athletic Clubs							S				
	Weight Reducing Studio / Salon											
	Tanning Salon											
	Tattoo & Body Piercing Shop									S	S	
	Funeral Homes & Mortuaries								S	S		
	Private Ambulance Services								S	S		
	Taxicab Dispatch Offices								S	S		
	Travel Bureau Offices											

Notes

USE	Zoning Classifications										
	R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I
Taxidermist Shops									///	///	
Taxidermist Studios									S	S	
Domestic Household Pet Grooming Salons (excluding boarding)								S	///	///	
Kennels (breeding, training or boarding)								S	S	S	
Sign Shops (painted or silk screen)								S	S	///	
Food Catering Services (non-industrial)								S	///	///	
Roadside Fruit, Vegetable & Produce Stands	<i>Outside Sales & Storage Permit Required</i>										
Unattended Commercial Kiosk								S	S	S	S
Medical, Dental, Chiropractic, Optometry & Pediatric Offices, Clinics & Laboratory Services								///	///	///	S
Hospitals & Medical Clinics (providing acute or extended patient care)								S	S	S	S
Rehabilitation Care Facility (psychiatric & mental disorders)										S	S
Rehabilitation Care Facility (substance abuse)										S	S
Rehabilitation Care Facility (Criminal -psychiatric, mental disorders & substance abuse)											S
Animal Hospitals & Clinics for the Care & Temporary Boarding of Domestic Household Pets, Vets Offices & Clinics								S	S	S	S
Apothecaries & Pharmacies								///	///	///	
Medical Equipment Rental & Leasing Services								///	///	///	///
Real Estate, Insurance, Tax Preparation & Accounting								///	///	///	
Law, Architecture, Engineering, Planning, Land Survey or Interior Design Offices								///	///	///	
Banks, Savings & Loans & Finance Offices								///	///	///	
Employment & Stenographic Offices								///	///	///	
Utility Offices & Paying Stations								///	///	///	
Advertising Agencies								///	///	///	
Duplicating & Mailing Services & Office Supplies								///	///	///	

USE	Zoning Classifications										
	R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I
Securities & Commodities Brokers, Dealers, Underwriters & Exchange Officers								///	///	///	
Radio, Television, Recording & Telegraph Offices								S	///	///	///
Building Contractors & Related Trades (offices only)								///	///	///	
Building & Related Contractors Construction Yards & Storage Buildings										S	///
Pest & Rodent Exterminating Services									S	S	///
Water Well Drilling Services										S	///
Rental Services with Inside Storage								///	///	///	
Rental Services with Outside Storage										S	///
Home Occupations	///	///	///	///	///	///	///	///	///	///	///
Office Showroom									S	S	///
Office Warehouse										S	///
Apparel Alteration & Repair Shops								///	///	///	
Camera, Jewelry, Instrument & Watch Repair Shops								///	///	///	
General "Fix-it" Shops (i.e. saw filing, knife & scissors sharpening & lawnmower repair)								S	S	///	///
Plumbing, Heating, Air-conditioning bldg. & Electrical Shops									S	S	///
Piano & Musical Instrument Repair Shops								S	///	///	
Furniture Repair & Upholstery Shops									S	///	///
Auction Barns & Facilities										S	S
Self-service Storage Facilities (mini-warehouses)								S	S	S	///
											///
H. ENTERTAINMENT & AMUSEMENTS											
Indoor Motion Picture Theatres									///	///	
Outdoor Drive-in Theatres									S	S	S
Ice- & Roller Skating Rinks & Arenas									///	///	
Bowling Alleys									///	///	
Banquet & Meeting Facilities									S	S	
Commercial & Private Clubs, Lodges & Fraternal									S	S	
Indoor Amusement Centers									S	S	

Notes

USE		Zoning Classifications											
		R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I	
	Indoor Amusement Centers (educational)										S	S	
	Indoor Archery, Rifle & Pistol Shooting Ranges										S	S	
	Miniature Golf Courses, Golf Driving Ranges & Batting Cages										S	S	
	Indoor Miniature Golf Course & Driving Range										S		
	Rodeo Grounds											S	S
	Equestrian Riding Stables & Show Rings											S	S
	Circus, Carnival & Fairgrounds (temporary permit only)											S	S
	Sexually Oriented Business												S
I. INDUSTRIAL													
Food	Beverage Processing, Bottling & Packaging (soft drinks & fruit juices)												
	Candy & Confectionery Manufacturing & Packaging												
	Fruit & Vegetable Processing (including canning, preserving, drying & freezing)												
	Dairy Products Mfg. & Wholesale Distribution												
	Food Catering												
R & D	Scientific Research, Development & Testing Laboratories									S	S	S	S
	Scientific Research & Development Offices Only												
	Wholesale Food Facility												
Storage & Distribution	Bakeries (wholesale)												
	Moving, Transfer & Storage Companies											S	
	Wholesale Automotive Vehicles & Equipment											S	
	Other General Storage Warehouse & Distribution Centers												S
	Heavy Construction Equipment & Implements (including repair services)												S
ng &	Chemicals & Allied Products Mfg. & Packaging												

USE	Zoning Classifications											
	R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I	
Industrial Spray Painting & Paint Mixing												S
Prof., Scientific & Controlling Instrument Mfg.												
Wood, Paper & Leather Products Assembly & Mfg.												
Textiles & Fiber Products Mfg. & Finishing												
Plastics & Rubber Products Mfg., Molding & Assembly												S
Stone, Glass & Clay Products Mfg.												S
Printing, Publishing & Allied Products												S
Metals & Metals Product Mfg. & Assembly												S
Welding Shops												S
Oil/Gas Drilling and Production	S	S	S	S	S	S	S	S	S	S	S	S

Section 3.2 Explanation of Uses and Specific Use Permit Requirements

3.2.A PURPOSE

The following explanatory notes supplement, restrict, and define the meaning and intent of the Uses set forth in Section 3.1, Schedule of Permitted Principal Uses. In addition, the minimum conditions under which a Specific use Permit may be permitted in certain districts are described.

3.2.B SPECIFIC USE PERMIT REQUIREMENTS

Each use below, which requires a Specific use, Permit requirement in one or more district includes a subsection listing the minimum conditions, which must be met. Such conditions may not be construed as conditions precedent to the granting of the Specific use Permit. Unless otherwise specified, all Specific use Permit applications must include a site plan meeting the requirements of Section 5.4, Site Plan Requirements. A public hearing is required before a recommendation is made by the Planning and Zoning Commission and action is taken by the City Council.

3.2.C PERMITTED USES

(1) **RESIDENTIAL**

- a. ONE-FAMILY DWELLING DETACHED - A dwelling designed and constructed as a free standing structure for occupancy by one family and located on a separately platted lot and having no physical connection to a building located on any other lot or tract.