

3.5.15 Low-rise mixed-use zone (Tier III).

- A. *Principal uses and structures.* The following principal uses of land and structures shall be authorized within Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Compatible Use Overlay District:
1. All uses authorized in the C-1 and C-2 (General Commercial) District, except those listed in (B), below.
 2. All uses authorized in the O-I (Office Institutional) District, except those listed in (B), below.
 3. All uses authorized in the O-D (Office Distribution) District and M (Light Industrial) district, except those listed in (B), below. **Special use permit may be required per Use table 4.1.**
 4. All uses authorized in the RM-75 (Multifamily Residential) District.
 5. Buildings that contain a mixture of two (2) or more uses selected from those authorized in this district.
- B. *Prohibited uses.* The following principal uses of land and structures shall be prohibited within Tier III: Low-rise mixed use zone of the Stonecrest Area Overlay District:
1. Kennels.
 2. Storage yards.
 3. Tire dealers and tire repair.
 4. Adult entertainment establishments.
 5. Adult service facilities.
 6. Outdoor amusement and recreation services facilities.
 7. Outdoor storage.
 8. Appliance and equipment repair shops.
 9. Motels.
 10. Used motor vehicles dealers, except those used motor vehicle dealers satisfying the requirements of section 3.5.15(K).
 11. Temporary and seasonal outdoor sales.
 12. Automobile title loan establishments.
 13. Pawn shops.
 14. Liquor stores, **except accessory beer and wine sales is permitted with special land use permit per Art. 4.2.8.**
 15. Salvage yards and junk yards.
 16. Self-storage facilities.
 17. Gasoline service stations, **except convenience stores with gas pumps, over 4,000 square feet are permitted. A special use permit is required if located within an Activity Center.**
 18. Major and minor automobile repair and maintenance shops.
 19. Automotive rental and leasing.
 20. Commercial parking lots.
 21. Carwashes and detail shops.
 22. Night clubs and late-night establishments.

23. Check cashing establishments.
 24. Automobile emission testing facilities.
- C. *Accessory uses and structures.* The following accessory uses of land and structures shall be authorized in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:
1. Accessory uses and structures incidental to any authorized use.
 2. Parking lots and parking garages.
 3. Clubhouse, including meeting room or recreation room.
 4. Swimming pools, tennis courts, and other recreation areas and similar amenities.
 5. Signs, in accordance with the provisions of Chapter 21 and this chapter.
 6. Accessory uses and structures incidental to any authorized new or used motor vehicle dealer; including automobile rental/leasing, major and minor automobile repair, new tire sales, emissions testing, non-public fuel pumps and carwashes, and outdoor storage and automobile display.