

City of Joshua

Residential Zoning Districts - C-1 Commercial Permitted Uses

Restricted commercial

Residential

1. Bed and breakfast inn
2. Home occupation
3. Registered family home w/6 or less full-time children (childcare in place of residence)

Office

1. Clinic, emergency care
2. Clinic, medical, counseling and/or dental offices
3. Credit agency
4. Bank-automated teller machine (atm) - drive through
5. Bank, savings and loan, or credit union (no motor bank services)
6. Bank, savings and loan, or credit union (with motor bank services)
7. Office, professional and general business
8. Security monitoring company (no outside storage)
9. Travel agency

Personal & Business Services

1. Accessory building/structure (business or industry)
2. Ambulance service, ems
3. Automobile driving school (including defensive driving)
4. Barber/beauty shop (no related school/college)
5. Copy, photocopy, duplicating shop
6. Dance/drama/music schools (performing arts)
7. Martial arts
8. Health club (indoor)
9. Health club (outdoor)
10. Hotel/motel (less than 30-day occupancy)
11. Laundromat/washateria/self-service
12. Laundry/dry cleaning (retail only - drop off/pick up)
13. Locksmith

14. Mailing service (private)
15. Pet and animal grooming shop (no outside kennels)
16. Pharmacy/drug store (retail only)
17. Photography studio
18. Kiosk (providing an allowed use)

Oriented business

1. Rehabilitation care institution (business)
2. Shoe/boot repair shop (retail)
3. Tailor, seamstress or dressmaker (retail only)
4. Wedding chapel

Retail

1. Accessory outside display against or w/in 15 ft. of building unless otherwise specified
2. Other accessory outside display not on ROW or in required parking - less than 36 sq. ft. In area
3. Antique shop (no outside sales or storage)
4. Apparel shop
5. Art gallery/museum/dealer
6. Artist studio
7. Bakery - retail (eating establishment, no drive-thru)
8. Bakery - retail (with drive-thru)
9. Bakery (wholesale)
10. Book/stationery shop (retail only)
11. Catering service
12. Consignment shop
13. Convenience store (with or without gasoline sales - no auto repair)
14. Drinking establishment licensed as a private club
15. Eating establishment/restaurant (with drive-in or thru service)
16. Eating establishment/restaurant (with no drive-thru service)
17. Eating establishment/restaurant/kiosk (with drive-thru service)
18. Beer/wine sales (off-premises consumption)
19. Electronic goods (retail only)
20. Florist shop (retail only)
21. Furniture and appliance store (retail only)
22. General retail/merchandise/department stores (no outside storage)
23. Gift or card shop (retail only)

24. Hardware store (no outside storage - see home improvement center)
25. Hobby, handicraft and/or crafts store (retail only)
26. Home improvement center w/hardware, building materials, outside storage
(see accessory storage)
27. Jewelry store
28. Meat and fish market (retail only)
29. Motion picture studios – commercial
30. Musical instruments, piano sales
31. Nursery or Greenhouse, retail
32. Plant or garden center (inside storage)
33. Pet and bird shops (retail only)
34. Trophy engraving
35. Vacuum cleaner sales and repair
36. Video rental/sales
37. Used merchandise

Transportation & Auto Services

1. All-terrain vehicle (go-carts) dealer/sales
2. Auto accessories (retail sales and indoor installation only)
3. Bike sales and/or repair
4. Boats and personal watercraft sales (new/indoor repair)
5. Gasoline/fueling station
6. Parking lot or garage as accessory use, for passenger cars and trucks of less than one (1) ton capacity
7. Parking lot or garage as primary use for passenger cars and trucks of less than one (1) ton capacity
8. State vehicle inspection

Art & Recreation

1. Billiard/pool facility (one or two as an accessory to a permitted use)
2. Bowling alley (air-conditioned and sound proofed)
3. Golf course (publicly owned)
4. Skating rink
5. Swimming pool, private (use by membership)
6. Swimming pool, commercial
7. Tennis court (private/not lighted)

8. Tennis court (private/lighted)
9. Tennis court (public/government ownership including lighted)
10. Theater, live or performing arts or dinner theater
11. Theater, motion picture (indoors)

Institutional/Governmental

1. Adult day care
2. Armed services recruiting center
3. Assembly hall (private) and event centers
4. Assisted living facility (continuing care retirement community)
5. Child day care center (business)
6. Church/temple/place of worship meeting rlupa stds.
7. Civic center (municipal)
8. Civic club, halls and lodges
9. Community center (public)
10. Electrical substation - public utility
11. Fraternal organization
12. Governmental building or use (county, state or federal)
13. Hospital
14. Institution of religious, educational or philanthropic nature but not meeting church, temple, place of worship definition
15. Library
16. Municipal facility or use
17. Museum
18. Park and/or playground (private)
19. Park and/or playground (public, municipal)
20. Post office (governmental)
21. Public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)
22. Public utility including water/wastewater lines and other appurtenances
23. Public utility water treatment plant and/or storage facilities
24. Rectory/parsonage
25. School - business (e.g., barber/beauty/cosmetology)
26. School - college or university
27. School - commercial trade (vocational)
28. School - public (k-12)
29. School - denominational (k-12)
30. School - other than public or denominational
31. Studio for radio and/or television (no tower[s])

- 32. Telephone exchange/switching station
- 33. Wind turbine, large

Commercial & Wholesale Trade

- 1. Appliance repair (no outside storage)
- 2. Communication equipment sales/service (installation and/or repair - no outdoor sales or storage or towers/antennae)

Mineral Extraction

- 1. Contractor's temporary on-site construction office (only with permit from building official) (trailer, modular bldg. or one recreational vehicle)