

19.04.11. Permitted and Conditional Uses, Non-Residential and Mixed Use Zones.

The following table lists the Permitted and Conditional uses for the Nonresidential Zones in the City of Saratoga Springs. Empty boxes mean that the use is prohibited in that zone. Uses not listed are also prohibited.

P= Permitted C= Conditional

	NC	CC	RC*	MU	OW	I	MW	BP	IC	PSBL
Alcoholic Beverage, State Liquor Store			P							
Animal Hospital, Large/Large Veterinary Office			C		C					
Animal Hospital, Small/Small Veterinary Office	C	P	P	C	P					
Arts & Crafts Sales	C	P	P	P			P			
Automobile Rental & Leasing Agency, 10 or fewer total vehicles		C	C		C	P		C ^A		
Automobile Rental & Leasing Agency, more than 10 total vehicles			C		C	P		C ^A		
Automobile Repair, Major					C	C				
Automobile Repair, Minor			C		C	C		C ^E		
Automobile Sales			C			C				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			C		C	P				
Bakery, Commercial					C	C				
Bakery, Retail	P	P	P	P			P	C		
Bed and Breakfast				C			C			
Bookstore	P	P	P	P			P	P ^A C ^E		
Building Material Sales (with outdoor storage)			C		C	P				
Building Material Sales (without outdoor storage)			C		C	C				
Bus Lot										P
Car Wash (full service)		C	C					C ^A		
Car Wash (self service)		C	C		C	C				
Child Care Center	C	C	C	C			C ^A	C ^A		

	NC	CC	RC*	MU	OW	I	MW	BP	IC	PSBL
Churches	C	C	C	C			C		P	
Commercial & industrial laundries					C	P				
Commercial Recreation		C	C	C	C	C	P			
Commuter/Light Rail Station	C	C	P	C	P	P	C	C	C	
Contract construction services establishments					C	P				
Contract Services Office					P	P				
Convenience Store		C	P	C	C			C ^E		
Convenience Store/Fast Food Combination			C					C ^E		
Copy Center	C	P	P	P	C			C ^A		
Crematory/Embalming Facility					C	C				
Dry Cleaners	C	P	P	P				C ^{E/A}		
Dwelling, Above commercial		C	C	P			P			
Dwelling, Live/Work				P			P			
Dwelling, Multi-Family				P			P			
Dwelling, Single-Family				P			P			
Dwelling, Three-Family				P			P			
Dwelling, Two-Family				P			P			
Educational Center	C	C	C	C	C			C	P	
Electronic Media Rental & Sales		P	P	C						
Electronic Sales & Repair			P	C				C ^A		
Equipment Sales & Services			C			P				
Financial Institution		P	P	P				P ^A		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P	P		P	P ^A		
Fitness Center(5,001 sq. ft. or larger)	C	C	C	C	C			C ^A		
Floral Sales	P	P	P	P			P	P ^A		
Funeral Home (5,000 sq. ft. or less)	C	C	C	C						

	NC	CC	RC*	MU	OW	I	MW	BP	IC	PSBL
Funeral Home (larger than 5,000 sq. ft.)	C		C	C						
Grocery Store		P	P	C			P			
Hair Salon	P	P	P	P			P			
Hardware & Home Improvement Retail			P	C						
Home Occupations	See §19.08		See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08	See §19.08
Hospital		C	P					C	P	
Hotels			C		C	C	C	C		
Ice Cream Parlor	P	P	P	P			P	C ^A		
Impound Yard						C				
Kennel, Commercial			C		C	P				
Laundromat		C	C		C	C				
Library		P	P	P					P	
Light Manufacturing					C	C		C		
Marina							P			
Mining						C				
Motels			C		C	C	C			
Neighborhood Grocery Store		P		P			P			
Non-Depository Institutions			C							
Office, High Intensity					P	C		C		
Office, Medical and Health Care	C	P	P	C				P	C ^A	
Office, Professional	C	P	P	P	P	C	P	P		
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P
Pawn Shop					C	C				
Personal Service Establishment	C	C	C	C	C		C	C ^A		
Plant & Tree Nursery	C	C	C		C	P				
Postal Center	C	C	P	C	C			P ^A	P	
Preschool	C	C	C	C			C ^A	C ^A		
Printing, lithography & publishing establishments					C	C		P		

	NC	CC	RC*	MU	OW	I	MW	BP	IC	PSBL
Public & private utility building or facility			C		C	C	C		C	C
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	
Reception Centers		C	P	C			P	C		
Recreation Center			C			C	C			
Recreation Rentals			P				P			
Recreational Vehicle Sales			C							
Recycling Facilities						C				
Refueling Station, Public		C	C	C	C	C				
Refueling Station, Private	C	C	P	P	P	P	C	C	C	C
Research & Development		C	C		C	C		P	C ^A	
Residential facilities for elderly persons				C			C			
Residential Facilities for Persons with a Disability				C			C			
Restaurant, Casual		P	P		C		C ^E	C ^E		
Restaurant, Deli	P	P	P	P			P	C ^A		
Restaurant, Sit Down	P	P	P	P	P		P	P ^E		
Retail Sales	P	P	P	P	P		P	C ^A		
Retail, Big Box			C							
Retail, Specialty	P	P	P	P	P		P			
Retail, Tobacco Specialty Store					C	C				
School, Public	P	P	P	P	P	P	P	P	P	P
School, Trade or Vocational					P	P		P	P	
Sexually Oriented Businesses						P				
Shooting Range, indoor or outdoor					C	C				
Storage, Self-Storage, or Mini Storage Units					C	C				
Storage, Outdoor						C				
Storage, Vehicle						C				
Tattoo Parlor						C				
Temporary Sales Trailer				T						

	NC	CC	RC*	MU	OW	I	MW	BP	IC	PSBL
Theater		C	C							
Transit-Oriented Development (TOD)		P	P	P			P	C		

^A The noted Uses shall be allowed in the listed zones as an ancillary use only.

^E The noted Uses shall be allowed in the listed zones as an edge use only.

*As an ancillary component of the identified Permitted and Conditional Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.