



City of Henderson
B2 Permitted Uses (Highway Commercial District)

X - Requires Zoning Permit S - Requires Special Use Permit Updated 11/8/2021

Category	Description	X	S	Category	Description	X	S
2	GROUP HOMES:			8	INSTITUTIONAL		
	CARE FACILITIES			8.1	Post Office		S
2.1	GROUP HOME			8.2	Municipal Offices		S
2.14	Bed & Breakfast Inns		S	8.4	Art Galleries	X	
2.2	CARE FACILITY			8.5	Armories	X	
2.3	Hotel/Motel		S	8.6	Meeting Facilities	X	
3	EDUCATIONAL			8.7	Jails & Correctional Facilities		S
3.1	SCHOOLS			8.8	Commercial Meeting Facility	X	
3.11	Elementary and Middle		S	9	SERVICES		
3.12	Vocational Schools	X		9.1	PERSONAL CARE		
3.13	Other Schools		S	9.11	Beauty Salon, Barber	X	
3.2	Church, Temples	X		9.12	Art or Photo Studio		
3.2a	Storefront Church	X		9.2	PAPER / COPY RELATED		
3.3	Museums	X		9.21	Xeroxing, Blueprinting, Binding	X	
3.4	Libraries	X		9.22	Printing, Binding	X	
4	EMERGENCY SERVICES			9.23	Photo Developing	X	
4.1	Police	X		9.24	Tattoo Studio		S
4.2	Fire	X		9.3	MACHINE NON-AUTO REPAIR		
4.3	Rescue Squad	X		9.31	Radio, TV	X	
4.4	Ambulance	X		9.32	Small Home Appliances	X	
5	RECREATION/ENTERTAINMENT			9.33	Other	X	
5.1	WITHIN STRUCTURE			9.4	APPAREL		
5.11	Dance Halls	X		9.41	Shoe Repair	X	
5.12	Clubs, Lodges	X		9.42	Tailor	X	
5.13	Indoor Theaters	X		9.5	LAUNDRIES		
5.14	Stadiums	X		9.51	Neighborhood Laundries	X	
5.15	Health Spas, YMCA	X		9.52	Other Laundries	X	
5.16	Auditoriums	X		9.6	ANIMAL CARE		
5.17	Night Club, Tavern, Lounge		S	9.61	Veterinary Clinics	X	
5.18	Game Room		S	9.62	Kennels		S
5.19(a)	Banquet Facility/ Event Center		S	9.63	Veterinary Hospital or Animal Hospital		S
5.19 (b)	Retail with Indoor Recreation (serving alcohol requires special use permit)	*X		9.7	MISCELLANEOUS		
5.2	OUTSIDE STRUCTURE			9.73	Locksmiths, Gunsmiths	X	
5.21	Ball Fields	X		9.74	Aluminum Recycling Reverse Vending Machine		S
5.22	Courts	X		9.75	Sanitation Service-Office, Repair Shop, Equipment Storage & Enclosed Storage		S
5.23	Swimming Pools	X		9.76	Recording Studios	X	
5.24	Miniature Golf	X		10	RETAIL		
5.25	Gold Driving Range	X		10.1	HIGH VOLUME		
5.26	Golf Course	X		10.11	No Outside Display	X	
5.28	Go Kart Track		S	10.12	Outside Display	X	
5.3	Outdoor Theaters		S	10.2	LOW VOLUME		
7	OFFICE			10.21	No Outside Display	X	
7.1	SERVICE ORIENTED			10.22	Outside Display	X	
7.11	Medical, not Clinic	X		10.3	SPECIFIC RETAIL USES		
7.12	Medical, Clinic	X		10.31	Art or School Supplies	X	
7.13	Banks, no Drive-in	X		10.32	Candy or Ice Cream Store	X	
7.14	Banks, Drive-in	X		10.33	Drug Store	X	
7.15	Realtors, Attorneys	X		10.34	Dry Good Stores	X	
7.16	Insurance	X					
7.17	Other	X					
7.18	Mortgage Broker/Finance	X					

Page 2 B2 Permitted Uses (Continued)

Category	Description	X	S	Category	Description	X	S
10.35	Florist, Plants	X		16.33	Frozen Food Locker	X	
10.36	Grocery	X		16.34	Tobacco Warehouse	X	
10.37	Hardware Store	X		17 MANUFACTURING			
10.38	Hobby Shop	X		17.1 SPECIFIC			
10.39	Paint & Wallpaper	X		17.10	Light Manufacturing		S
10.4	Pet Shop	X		17.10A	Sleeping Area in Light Industrial Service		S
10.41	Specialty Shop	X		17.12	Bakery	X	
10.42	Tobacco Shop	X		17.13	Bottling Works		S
10.43	Toy Shop	X		17.14	Dental Laboratories	X	
10.44	Bakery Shop	X		17.15	Awning & Blind Assemblage	X	
10.45	Book Shop	X		17.16	Analytical Laboratories		S
10.46	Rental of Permitted Items (Unless Otherwise Specified)	X		17.17	Tire Retreading		S
	Outside Display*		S	18 AGRICULTURAL			
10.47	Repair of Permitted Items (Unless Otherwise Specified)	X		18.1 AGRICULTURAL & FARMING USES			
	Outside Display*		S	18.11	Agricultural farming, including processing	X	
11 RESTAURANTS				18.12	Housing for farm workers		S
11.1	Restaurants (sit down, no drive-in)	X		18.2 AUCTION			
11.2	Restaurants (carry out, no drive-in)	X		18.21	Tobacco Auction	X	
11.3	Sit Down, Drive-in		S	18.22	Other Auction Sales	X	
11.4	Carry Out, Drive-in		S	18.4 EQUIPMENT			
11.5	Delivery Only	X		18.41	Farm Equipment Sales	X	
11.6	Microbrewery/Restaurant		S	18.42	Farm Equipment Repair	X	
12 UNIFIED BUS. DEVELOPMENT			S	18.6	Greenhouses	X	
14 AUTO & HUD CODE HOME				18.61	Indoor Farms		S
14.1 AUTO				18.7	Other	X	
14.11	Gas Sales	X		18.8	Seed and Grain Storage	X	
14.12	Auto Repair, Enclosed		S	18.9	Farm Equipment Storage	X	
14.14	Car Wash	X		19 PARKING		X	
				20 UTILITIES & COMMUNICATIONS			
14.15	Auto Sales *Sec. 304B.5 & 642B	X		20.1	Broadcast, Microwave, Antennas, Cellular, & Telecommunications less than 50' in height	X	
14.16	Truck Sales	X		20.2	Broadcast, Microwave, Antennas, Cellular, & Telecommunications more than 50' in height		S
14.2 BOAT				20.3	Major public utility		S
14.21	Boat Sales	X		20.4	Telephone Exchange	X	
14.22	Boat Repair		S	20.6	Solar Panels (on premises)	X	
14.23	Boat Storage	X		21 TRANSPORTATION			
14.3 HUD CODE HOME				21.1	Bus Station	X	
14.31	Sales, Repair	X		21.2	Taxi Stands	X	
15 WHOLESALE SALES				21.3	Freight Terminals		S
15.1	Within Enclosed Structure	X		22 FUNERAL RELATED USES			
15.2	Outside Enclosed Structure	X		22.2	Cemeteries		S
15.3 SPECIFIC TYPES				22.3	Funeral Homes	X	
15.31	Mail Order	X		22.4	Monument Sales	X	
15.32	Dairy Products Distribution	X		24 SIGNS			
15.33	Garden, Farm Supply	X		24.1	Off-Premises Advertising		S
16 STORAGE				24.2	Advertising on Premises	X	
16.1	Within Enclosed Structure		S	24.3	Directional	X	
16.3 SPECIFIC USES				25 ACCESSORY USES & STRUCTURES		X	
16.31.1	Petroleum <100,000 gal		S	25.1	Low Voltage Electric Fences		S