

USES DESCRIPTION	Land Use Areas						
	SF	MF	NC	VC	TC	North/Mid	Piney Reach
1.01.000 Agricultural operations, farming							
1.01.100 Excluding livestock -- horticultural, hydroponic, chemical or general farming, truck gardens, cultivation of field crops, orchards, groves, or nurseries for growing or propagation of plants, trees, and shrubs	PD	PD	PD	PD	PD	PD	PD
1.01.200 Including livestock on a parcel greater than 5 acres -- dairy farming, keeping or raising for sale large or small animals not confined in a feed-lot, or compound of 10 acres or less, reptiles, fish birds, poultry, or aquaculture	PD	PD	PD	PD	PD	SC	SC
1.01.300 Keeping of livestock on less than or equal to 5 acres							
1.01.310 Horses, livestock maintained as pets, and 4-H or school projects						SC	SC
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale							
1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located							
1.01.410 Grain dryers and related structures							
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building							
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture							SC
1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances, and statutes							
1.01.450 Poultry houses, hog operations with 6 or more hogs							
1.01.460 Slaughterhouses							
1.01.470 Processing and selling products raised on-site							
1.01.500 Commercial stables							
1.01.600 Farrier services							
1.01.700 Use of heavy cultivating machinery, spray planes, or irrigating machinery							
1.02.00 Forestry	P	P	P	P	P	P	P
1.03.000 Open-air markets and horticultural sales							
1.03.100 Open-air markets							
1.03.110 Farm and craft markets, flea markets				P	P	P	P
1.03.120 Open-air produce markets				P	P	P	P
1.03.200 Horticulture sales with outdoor display				P	P	P	P

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1.03.300 Livestock markets							
1.04.000 Hunting and fishing cabins							
1.05.000 Commercial greenhouse operation							
1.05.100 No on-premises sale						SC	P
1.05.200 On-premise sales permitted						SC	P
1.06.000 Kennel, commercial						P	P
1.07.000 Cat boarding facility				P	P	P	P
2.00.000 MARINE							
2.01.000 Marina, including boat sales and repair and boat rental including salboards and jet skis							
2.02.000 Seafood processing							
2.02.100 Seafood processing and seafood operations with products raised or harvested off-site						SC	P
2.02.200 Seafood processing and seafood operations with products raised on the premises							SC
2.03.000 Marine terminal							
2.04.000 Commercial fishing							
3.00.000 RESIDENTIAL							
3.01.100 Single-family	P			SC			
3.01.200 Lot line	SC			SC			
3.01.300 Pation/Court/Atrium	SC			SC			
3.01.400 Class A manufactured home							SC
3.01.500 Class B manufactured home							SC
3.01.600. Tenant house							
3.01.800 Primary residence with accessory apartment	SC			SC	SC	SC	SC
3.01.800 Single Room Occupancy Units				SC	SC	SC	SC
3.02.000 Single-family attached							
3.02.100 Duplex	SC	P		P	P		
3.02.200 Townhouse	SC	P		P	P		
3.02.300 Multiplex	SC	P		P	P		
3.03.00 Multi-family							

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3.03.100 Garden apartment		P		P	P	SC	
3.03.200 Mid-rise		P		P	P	SC	
3.03.300 Hi-rise		P		P	P	SC	
3.03.400 Commercial apartment		SC		P	P	P	
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes							
3.04.100 Group homes							
3.04.110 Not more than 8 people			P	SC	SC	SC	SC
3.04.120 With between 9 and 16 people		P	P	P			
3.04.200 Day care							
3.04.210 Day care home (having fewer than 7 care recipients)		SC*	P	P	P	P	SC
3.04.220 Day care center, day nursery (between 7 and 30 care recipients)		SC*	P	P	P	P	SC
3.04.300 Halfway house				P	P	SC	SC
3.04.400 Elderly care homes							
3.04.410 Elderly care home (1-8 people)		SC	SC	P	P	SC	
3.04.420 Elderly care homes (9-16 people)		SC	SC	P	P	P	
3.04.500 Retirement housing complex		SC	SC	P	P	P	SC
3.05.000 Miscellaneous rooms for rent situations							
3.05.100 Rooming houses, boarding houses rented by month			SC	SC	SC		
3.05.200 Bed and breakfast, tourist homes			SC	SC	SC		
3.05.300 Hotels, motels, convention centers, conference centers, and similar businesses or institutions providing overnight accommodations				SC	P	P	P
3.05.400 Country inn				P	P	P	SC
3.06.000 Shelters, permanent						P	P
3.07.000 Migrant workers housing							
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION							
4.01.000 Educational, cultural, religious, philanthropic, social and fraternal uses							
4.01.100 Schools							
4.01.110 Private elementary and secondary (including pre-school, kindergarten, associated grounds, athletic, and other facilities)			SC	P	P	P	P
4.01.120 Trade or vocational schools				P	P	P	P
SC*=Apts. & Condos only with separate bldg. or floor. Not permitted in Townhomes							

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4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields etc.)	SC	SC	SC	SC	SC	SC	SC
4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary and secondary school buildings)	SC	SC	P	P	P	P	P
4.01.300 Private libraries, museums, art centers, and similar uses (including associated educational and instructional activities)			P	P	P	P	SC
4.01.310 Located within a building designed and previously occupied as a commercial, residence or institutional use		SC*	P	P	P	SC	SC
4.01.320 Located within any other structure							
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls and similar uses							
4.02.000 Recreation, amusement, and entertainment							
4.02.100 Activity conducted entirely within building or substantial structure							
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billard and pool halls, rifle and pistol ranges, indoor athletic and exercise facilities and similar uses, not part of a residential project		SC*	SC	P	P	P	P
4.02.120 Movie theatres, theatres, coliseums, and stadiums							
4.02.121 Seating capacity of not more than 300				P	P	P	P
4.02.122 Seating capacity up to 1,000				SC	P	P	P
4.02.123 Coliseums and stadiums with seating capacity more than 1,000					SC	SC	SC
4.02.130 Indoor rifle and pistol ranges				SC	SC	P	P
4.02.140 Off-track betting facilities				P	P	SC	SC
4.02.200 Activity conducted primarily outside enclosed buildings or structures							
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development	SC	SC	P	P	P	SC	SC
4.02.220 Privately owned outdoor recreational facilities such as a golf and country clubs, swimming or tennis clubs, approved as part of a residential development	SC	SC	P	P	P	SC	SC
4.02.230 Recreation vehicle parks						P	P
4.02.240 Campgrounds and camps	PD	PD	PD	PD		PD	PD

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4.02.250 Automobile and motorcycle racing tracks							SC
4.02.260 Drive-in movie theatres, open-air theatres and amphitheatres				SC	SC	SC	SC
4.02.270 Amusement and theme parks					SC	SC	SC
4.02.280 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses				SC	SC	P	P
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons							SC
4.03.000 Institutional residence or care or confinement facilities							
4.03.100 Hospitals and other inpatient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area				SC	P	P	P
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions		SC	SC	P	P	P	P
4.04.000 Emergency services							
4.04.100 Fire stations				P	P	P	P
4.04.200 Rescue squads, ambulance services				P	P	P	P
4.05.000 Miscellaneous public and semi-public facilities							
4.05.100 Post office							
4.05.110 Local			P	P	P	P	P
4.05.120 Regional						P	P
4.05.200 Airport							
4.05.210 Private use							
4.05.220 General aviation airport							
4.05.300 Helicopter facilities							
4.05.310 Heliports					SC	SC	SC
4.05.320 Helistops				SC	SC	SC	SC
4.06.000 Public utilities (including towers and related structures)							
4.06.100 Neighborhood essential service	P	P	P	P	P	P	P
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures	SC	SC	SC	SC	SC	SC	P
4.06.300 Towers and antennas more than 50 feet tall				SC	SC	SC	SC
4.06.400 Towers and antennas 50 feet tall or less				SC	SC	P	P

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	SF	MF	NC	VC	TC	North/Mid	Piney Reach
4.07.000 Satellite dishes and earth stations							
4.07.200 Earth stations						P	P
4.07.200 Satellite dishes	SC	SC	SC	P	P	P	P
4.08.000 Cemeteries and crematoriums							
4.08.100 Cemeteries							
4.08.110 Family burial sites							
4.08.120 Other cemeteries						SC	SC
4.08.200 Crematoriums					SC	SC	SC
4.09.000 Transportation							
4.09.100 Bus stations, train stations				P	P	P	P
4.09.200 Park and ride facilities			P	P	P	P	P
5.00.000 SERVICE ORIENTED COMMERCIAL							
5.01.000 All operations conducted entirely within fully enclosed building							
5.01.100 Operations designed to attract and serve customers or clients on the premises		SC	P	P	P	P	P
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc)		SC**	SC	P	P	P	P
5.01.112 Personal services (see definition)		SC**	SC	P	P	SC	SC
5.01.113 Dry cleaning/laundry and laundromats		SC**	SC	P	P	SC	SC
5.01.114 Banks and financial institutions		SC**	SC	P	P		
5.01.115 Business services		SC**	SC	P	P	P	P
5.01.116 Office or clinics of physicians, dentists and chiropractors		SC**	SC	P	P	P	
5.02.000 Operations conducted within and/or outside fully enclosed building							
5.02.100 construction services and supplies					P	P	P
5.02.200 Retail concrete mixing				PC	PC		P
5.02.300 Funeral homes				PC	PC		
5.02.400 Veterinarians and veterinary hospitals				PC	PC	P	P
5.02.500 Nursery schools and day care centers with more than 30 children	SC	SC	P	P	P	P	P
<i>SC**=Apts. & Condos only in bldgs. designed as mixed-use (i.e. live/work units or otherwise is part of a planned, integrated, mixed-use development wherein the principle use has a significant presence.</i>							

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6.00.000 COMMERCIAL							
6.01.000 Commercial sales and rental of goods, merchandise and equipment							
6.01.100 Retail sales							
6.01.110 Building floor space <15,000 sq. ft./parcel		SC**	SC**				
6.01.111 Shoppers merchandise stores (see definition)		SC**	SC**	P	P		
6.01.112 Specialty shops (see definition)		SC**	SC**	P	P		
6.01.113 Antique shops, art galleries		SC**	SC**	P	P		
6.01.120 Building floor area >15,000 sq. ft./parcel							
6.01.121 Shoppers merchandise stores (see definition)				SC	P		
6.01.122 Specialty shops (see definition)		SC**	SC**	P	P		
6.01.123 Antique shops, art galleries		SC**	SC**	P	P		
6.01.130 General merchandise (see definition)		SC**	SC**	P	P	SC	SC
6.01.140 Convenience stores		SC**	SC**	P	P	P	P
6.01.200 Wholesale sales (see definition)					SC	P	P
6.02.000 Restaurants							
6.02.100 restaurant, standard, fast food, bars, nightclubs, dinner theaters		SC**	SC	SC	P	SC	P
6.02.200 restaurant, fast food carry-out and delivery		SC**	SC	SC	P	P	P
6.02.300 restaurant, fast food drive-in, and drive-thru			SC	SC	P		
6.02.310 with direct highway access to a public road					SC		
6.02.320 part of a shopping center with no direct access to public road				P	P	SC	SC
6.03.000 Motor vehicle-related and service operations							
6.03.100 Motor vehicle sales or rental; mobile home sales							
6.03.110 Motor vehicle sale or rental in the CB Zone > 3 acres						SC	SC
6.03.120 All other motor vehicle sale or rental; mobile home sales					SC	SC	SC
6.03.200 Sales with installation of motor vehicle parts or accessories such as tires and mufflers				SC	P		
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)				SC	SC	SC	SC
6.03.400 Motor vehicle painting and body work						P	P
6.03.500 Automotive parks					SC	P	P
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7.00.000 INDUSTRIAL							
7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning and assembling of goods, merchandise, and equipment							
7.01.100 All operations conducted entirely within fully enclosed building							
7.01.110 Buildings < 10,000 sq. ft. per parcel						P	P
7.01.120 Buildings > 10,000 sq. ft. per parcel						P	P
7.01.200 Operations conducted within or outside fully enclosed building							
7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops						P	P
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils							P
7.01.230 Saw mills							
7.01.240 Alcoholic beverage manufacturing							P
7.01.250 Winery							P
7.01.260 Fertilizer mixing plants							
7.01.270 Brick or block manufacturing							P
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing and screening							SC
7.01.290 Wood/Stump grinding							P
7.02.000 Storage and parking							
7.02.100 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related (shared parking)		SC**	P	P	P	P	P
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)							
7.02.210 All storage within completely enclosed structures						P	P
7.02.220 Warehouse storage inside or outside completely enclosed structures						P	P
7.02.230 Mini-warehouses				SC	SC	P	P
7.02.240 Storage of petroleum products							SC

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7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot and (ii) parking or storage occupies more than 75 percent of the developed area (contractor's yard)						SC	SC
7.03.000 scrap materials, salvage yards, junkyards, and automobile graveyards							
7.04.000 Research facilities and laboratories							
7.04.100 Without processing of materials						P	P
7.04.200 With processing or manufacturing of materials						SC	SC
7.05.000 Mineral extraction							
7.05.100 Surface mining							
7.05.110 of < 10 acres	SC	SC					SC
7.05.120 of > 10 acres	PD	PD	PD	PD	PD	PD	SC
7.05.200 Wells for oil, natural gas, or petroleum	SC	SC	SC	SC	SC	SC	SC
7.06.000 Pozzolan Management Facility							

SF = Single Family Neighborhood MF = Townhouse and Apartment Designated Areas
NC = Neighborhood Center VC = Village Center TC = Town Center
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*PC = Permitted with Conditions SC** = Apts. & Condos only with separate bldg. or floor. Not permitted in Townhomes*
*SC** = Apartments and Condos only in bldgs. designed as mixed-use (i.e. live/work units or otherwise is part of a planned, integrated, mixed-use development wherein the principle use has a significant presence)*

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