

(c) Principal Use Table for Rural and Agricultural, and Residential Base Zones

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards	
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48		
Rural and Agricultural Uses														
Agriculture/ Forestry Uses	Agriculture	P	P	P	P	P	X	X	X	X	X	X		
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(1)(A)	
	Forestry	P	P	P	P	P	X	X	X	X	X	X		
	Keeping of horses or ponies	P	P	P	P	P	X	X	X	X	X	X		
	Medical cannabis grower and/or processor	X	P	P	X	X	X	X	X	X	X	X	27-5102(b)(1)(B)	
	Nursery and Garden Center	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Urban agriculture [All similar uses]	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(1)(C)
Agriculture/ Forestry Related Uses	Agriculture research facility	P	SE	SE	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Equestrian center	P	P	P	SE	SE	X	X	X	X	X	X	Refer to special exception standards	
	Farm-based alcohol production	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(2)(A)	
	Farm market	P	P	P	P	P	P	P	P	P	P	P		
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE	X	X	X	X	X	X	Refer to special exception standards	
	Food hub	P	P	P	SE	SE	X	X	X	X	X	X	Refer to special exception standards	
	Riding stable	P	P	P	P	P	X	X	X	X	X	X		
	Sawmill [All similar uses]	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(3)(A)	
	[All similar uses]													

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Residential Uses													
Household Living Uses	Artists' residential studios	X	X	X	X	X	X	P	P	P	P	P	27-5102(c)(1)(A)
	Conversion of a single-family detached dwelling	X	X	X	SE	SE	SE	SE	SE	X	X	X	Refer to special exception standards
	Dwelling, live-work	X	X	X	X	X	X	X	P	P	P	P	27-5102(c)(1)(B)
	Dwelling, multifamily	X	X	X	X	X	X	X	X	P	P	P	27-5102(c)(1)(D)
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	X	X	
	Dwelling, three-family	X	X	X	X	X	X	X	P	P	P	X	
	Dwelling, townhouse	X	X	X	X	X	X	X	P	P	P	X	
	Dwelling, two-family	X	X	X	X	X	X	X	P	P	P	X	
	Elderly housing (single-family attached dwellings)	X	X	X	X	SE	X	X	X	X	X	X	Refer to special exception standards
	Elderly housing (single-family detached dwellings)	X	X	X	SE	X	X	X	X	X	X	X	Refer to special exception standards
	Manufactured home park	X	X	X	X	X	X	X	X	X	X	X	27-5102(c)(1)(E)
	Mobile home	SE	SE	SE	SE	X	X	X	X	X	X	X	Refer to special exception standards
[All similar uses]													
Group Living Uses	Apartment housing for elderly or physically handicapped families	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Assisted living facility	≤ 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P	P	27-5102(c)(2)(A) and refer to special exception standards
		> 8 elderly or handicapped residents	SE	SE	SE	SE	SE	SE	SE	SE	P	P	
	Boarding or rooming house	SE	SE	SE	X	SE	X	X	P	P	P	X	27-5102(c)(2)(D) and refer to special exception standards
	Congregate living facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	Refer to special exception standards
	Convent or monastery	P	P	P	P	P	P	P	P	P	P	P	
Fraternity or sorority house	X	X	X	X	X	X	X	X	X	X	SE	P	Refer to special exception standards

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	Group residential facility	P	P	P	P	P	P	P	P	P	P	P	27-5102(c)(2)(B)
	Planned retirement community	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Private dormitory [All similar uses]	X	X	X	X	X	X	X	X	P	P	P	27-5102(c)(2)(C)
Public, Civic, and Institutional Uses													
Communication Uses	<u>Antenna</u>	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(1)(A)
	Broadcasting studio and newspaper/periodical publishing	P	P	P	P	P	P	P	P	P	P	P	
	Tower, pole, or monopole[, or antenna]	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	[All similar uses]												
Community Service Uses	Adaptive use of a Historic Site	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Adult day care center	X	SE	SE	SE	SE	SE	SE	SE	P	P	P	27-5102(d)(2)(D) and refer to special exception standards
	Cultural facility	SE	SE	P	P	P	P	P	P	P	P	P	Refer to special exception standards
	Day care center for children	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Eleemosynary or philanthropic institution	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Emergency services facility	P	P	P	P	P	P	P	P	P	P	P	
	Family child care home, large	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(B)
	Family child care home, small	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(B)
	Place of worship located on a lot less than 1 acre in size	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	27-5102(d)(2)(C) and refer to special exception standards
Place of worship located on a lot between 1 and 2 acres in size	X	X	X	P	P	P	P	P	P	P	P		

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	Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size	X	X	X	P	P	P	P	P	P	P	P	
	Place of worship, all others [All similar uses]	SE	P	P	P	P	P	P	P	P	P	P	
Educational Uses	Adaptive reuse of a surplus public school	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	College or university	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Private school	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Vocational or trade school	X	X	X	X	X	X	X	X	X	X	X	
	Water-dependent research facility or activity operated by a government or educational institution	SE	X	X	X	X	X	X	X	X	X	X	27-5102(d)(3)(C) and refer to special exception standards
	[All similar uses]												
Health Care Uses	Hospital	X	[X]SE	[X]SE	[X]SE	SE	X	X	X	SE	SE	SE	Refer to special exception standards
	Health campus	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Medical or dental office or lab	X	X	X	X	X	X	X	X	P	P	P	
	Medical/residential campus	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Methadone treatment center	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Nursing or care home [All similar uses]	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
Transportation Uses	Airfield, airpark, airport[,] or airstrip[, heliport, or helistop]	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards

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		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
	Park and ride facility	X	X	X	X	X	X	X	X	SE	SE	SE	Refer to special exception standards
	Parking facility	X	X	X	X	X	X	X	X	SE	P	P	27-5102(d)(5)(A) and refer to special exception standards
	Parking of commercial vehicles	SE	SE	SE	X	X	X	X	X	X	X	X	Refer to special exception standards
	Transit station or terminal	X	X	X	X	X	X	X	X	SE	SE	SE	Refer to special exception standards
	[All similar uses]												
Utility Uses													
	Solar energy systems, large-scale	X	P	P	SE	SE	X	X	X	X	X	X	27-5102(d)(6)(A) and refer to special exception standards
	Public utility uses or structures, major	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Public utility uses or structures, minor	P	P	P	P	P	P	P	P	P	P	P	
	Wind energy conversion system, large-scale	X	SE	SE	X	X	X	X	X	X	X	X	Refer to special exception standards
	[All similar uses]												
Commercial Uses													
Adult Uses	[All adult uses] <u>Adult book or video store</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(2)
	<u>Adult entertainment</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(2)
Animal Care Uses													
	Animal shelter	X	SE	SE	X	X	X	X	X	X	P	P	27-5102(e)(3)(A) and refer to special exception standards
	Kennel of a lot having a net area of 20,000 sq. ft. or less	X	SE	SE	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	Kennel on a lot having a net area of more than 20,000 sq. ft.	SE	P	P	P	SE	X	X	X	X	X	X	27-5102(e)(3)(E) and refer to special exception standards

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		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
	Pet grooming establishment	X	P	P	P	P	X	X	X	X	X	X	27-5102(e)(3)(B)
	Veterinary hospital or clinic	X	P	P	SE	SE	X	X	X	X	SE	SE	27-5102(e)(3)(C) and refer to special exception standards
	[All similar uses]												
Arts and Artisanal Production Uses	Art gallery	X	X	P	P	P	P	P	P	P	P	P	
	Art, photography, music, dance, yoga, pilates, or martial arts studio or schools	X	X	X	X	X	X	X	SE	X	P	P	Refer to special exception standards
	Manufacturing, artisan or maker	X	X	X	X	X	X	X	SE	X	P	P	Refer to special exception standards
	Tattoo or body piercing establishment	X	X	X	X	X	X	X	X	X	X	X	
	[All similar uses]												
Business Support Service Uses	Qualified data center	X	X	X	X	P	X	X	X	X	X	X	27-5104(e)(4)(B)
	All other business support services	X	X	X	X	X	X	X	X	X	P	P	27-5102(e)(4)
Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant, quick-service (without drive-through)	X	X	X	X	X	X	X	X	X	P	P	27-5102(e)(5)
	Catering or food processing for off-site consumption	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(5)(C)
	Restaurant, quick-service (with drive-through)	X	X	X	X	X	X	X	X	X	P	P	27-5102(e)(5)(A)
	[All similar uses]												
Funeral and Mortuary Service Uses	Cemetery or crematory	SE	SE	SE	SE	SE	SE	SE	X	SE	X	X	Refer to special exception standards
	Funeral parlor or undertaking establishment	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	All other funeral and mortuary [similar] uses	X	X	X	X	X	X	X	X	X	SE	SE	Refer to special exception standards
Office Uses	Contractor's office	X	X	X	X	X	X	X	X	X	P	P	
	Office, general business and professional	X	X	X	X	X	X	X	X	P	P	P	
	Office park	X	X	X	X	X	X	X	X	X	X	X	
	[All similar uses]												
Personal Service Uses	Massage establishment	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Model studio	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(7)(B)

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		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48		
Recreation/ Entertainment Uses	All [similar] other personal service uses	X	X	X	X	X	X	X	X	P	P	P	27-5102(e)(7)	
	Amusement park	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Arena, stadium, or amphitheater	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(A)	
	Cinema	X	X	X	X	X	X	X	X	X	X	P		
	Club or lodge, private	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards	
	Commercial recreation attraction	SE	X	SE	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Commercial recreational facilities (privately owned) on land leased from a public agency	SE	SE	SE	SE	X	X	X	X	X	X	X	X	Refer to special exception standards
	Country club	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Entertainment establishment	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(B)
	Golf course	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Golf driving range	X	SE	SE	SE	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	Nightclub	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(B)
	Nonprofit recreational use	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Performance arts center	X	X	X	X	X	X	X	P	P	P	P	P	
	Racetrack, pari-mutuel	SE	SE	SE	X	SE	X	X	X	X	X	X	X	Refer to special exception standards
Recreation facility, indoor	X	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(8)	
Recreation facility, outdoor	X	SE	SE	SE	SE	SE	SE	P	P	P	P	P	27-5102(e)(8) and refer to special exception standards	
Recreational or entertainment establishment of a commercial nature	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(C)	

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	Rifle, pistol, or skeet shooting range: indoor	X	X	SE	X	SE	X	X	X	X	X	X	Refer to special exception standards
	Rifle, pistol, or skeet shooting range: outdoor; lot area ≤ 20 acres	X	X	SE	X	SE	X	X	X	X	X	X	Refer to special exception standards
	Rifle, pistol, or skeet shooting range: outdoor; lot area > 20 acres	SE	SE	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Skating facility	SE	SE	SE	X	SE	X	X	X	X	X	X	Refer to special exception standards
	Waterfront entertainment/retail complex [All similar uses]	X	X	X	X	X	X	X	X	X	X	X	
Retail Sales and Service Uses	Automated teller machine (ATM), freestanding	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(9)(A)
	Bank or other financial institution	X	X	X	X	X	X	X	X	X	P	P	27-5102(e)(9)(B)
	Check cashing business	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Combination retail	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Consumer goods establishment	X	X	X	X	X	X	X	X	X	P	P	
	Convenience store	X	X	X	X	X	X	X	X	X	P	P	
	Drug store or pharmacy	X	X	X	X	X	X	X	X	P	P	P	27-5102(e)(9)(D)
	Farmers' market	P	P	P	P	P	X	X	X	P	P	P	27-5102(e)(9)(E)
	Food and market hall	X	X	X	X	X	X	X	X	X	X	X	
	Grocery store or food market	X	X	X	X	X	X	X	X	P	P	P	
	Manufactured or modular home sales	X	X	X	X	X	X	X	X	X	X	X	
	Medical cannabis dispensary	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Pawnshop	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
Tobacco [S]shop, [E]lectronic [C]igarette [S]shop, or [R]etail [T]obacco [B]usiness	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
[All similar uses]													
Commercial fuel depot	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(A)

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Vehicle Sales and Service Uses	Commercial vehicle repair and maintenance	X	X	X	X	X	X	X	X	X	X	X	
	Commercial vehicle sales and rental and Personal vehicle sales and rental	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(D)
	Gas station	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(B) and refer to special exception standards
	Personal vehicle repair and maintenance	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(C)
	Taxi or limousine service facility	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(E)
	Vehicle and trailer rental display	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Vehicle parts or tire store	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(F)
	Vehicle paint finishing shop and vehicle or trailer storage yard	X	X	X	X	X	X	X	X	X	X	X	
	Vehicle towing and wrecker service [All similar uses]	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(G)
Visitor Accommodation Uses	Bed and breakfast (as accessory to single-family dwelling)	P	P	P	P	P	P	P	P	P	X	X	27-5102(e)(11)(A)
	Country inn	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	Refer to special exception standards
	Hotel or motel	X	X	X	X	SE	X	X	X	X	X	X	Refer to special exception standards
	Recreational campground [All similar uses]	X SE	SE	SE	X	SE	X	X	X	X	X	X	Refer to special exception
Water-Related Uses	Boat sales, rental, service, or repair	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(12)(A)
	Boat storage yard	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(12)(B)
	Marinas and marina expansions	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Waterfront boat fuel sales [All similar uses]	X	X	X	X	X	X	X	X	X	X	X	
Industrial Uses													
Extraction Uses	Sand and gravel wet processing	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards

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	Surface mining	X]SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	[All similar uses]												
Industrial Service Uses	Bulk storage of gasoline	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Contractor's yard, photographic processing plant	X	X	X	X	X	X	X	X	X	X	X	
	Fuel oil or bottled gas distribution	X	X	X	X	X	X	X	X	X	X	X	
	Landscaping contractor's business	SE	SE	SE	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	Printing or similar reproduction facility, small engine repair shop	X	X	X	X	X	X	X	X	X	X	X	
	[Petroleum, gas, and related products: l]Liquid gas storage	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Research and development	X	X	X	X	X	X	X	X	X	X	X	
	Slaughterhouse	X	X	X	X	X	X	X	X	X	X	X	
	[All similar uses]												
Manufacturing Uses	Abrasives and asbestos products manufacturing	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Alcohol production facility, large-scale	X	X	X	X	X	X	X	X	X	X	X	
	Asphalt mixing plant	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Beverage bottling	X	X	X	X	X	X	X	X	X	X	X	
	Cement manufacturing	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Concrete batching plant	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Concrete or brick products manufacturing	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(3)(A)
	Food processing	X	SE	X	X	X	X	X	X	X	X	X	Refer to special exception standards

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
	Heavy armament fabrication	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Manufacturing, assembly, or fabrication, light	X	X	X	X	X	X	X	X	X	X	X	
	Manufacturing, assembly, or fabrication, heavy	X	X	X	X	X	X	X	X	X	X	X	
	Paper and paperboard products	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	[All similar uses]												
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	X	X	X	X	X	X	X	X	X	X	X	
	Consolidated storage	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(A) and refer to special exception standards
	Motor freight facility	X	X	X	X	X	X	X	X	X	X	X	
	Outdoor storage (as a principal use)	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(B)
	Storage warehouse	X	X	X	X	X	X	X	X	X	X	X	
	Warehouse showroom	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(C)
	[All similar uses]												
Resource Recovery and Waste Management Uses	Class 3 fill	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Composting facility	P	P	P	X	X	X	X	X	X	X	X	
	Concrete recycling facility	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Electronic recycling facility	X	X	X	X	X	X	X	X	X	X	X	
	Junkyard	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Paper recycling collection center	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Recycling collection center	X	P	P	P	P	P	P	P	P	P	P	27-5102(f)(5)(A)
	Recycling of non-ferrous metals	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Recycling plant	X	X	X	X	X SE	X	X	X	X	X	X	Refer to special exception standards

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
	Sanitary landfill; rubble fill	SE	SE	SE	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	Solid waste processing facility	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Solid waste</u> transfer station	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Temporary rubble (construction and demolition debris) landfill	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Vehicle salvage yard	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	[All similar uses]												
Wholesale Uses	Food and beverage distribution at wholesale	X	X	X	X	X	X	X	X	X	X	X	
	All [similar] <u>other wholesale</u> uses	X	X	X	X	X	X	X	X	X	X	X	

(d) Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																		
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones								Other Base Zones RMH	Use-Specific Standards		
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H				
								Core	Edge	Core	Edge	Core	Edge	Core			Edge	
Rural and Agricultural Uses																		
Agriculture/Forestry Uses	Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(1)(A)
	Forestry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Keeping of horses or ponies	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Medical cannabis grower and/or processor	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(b)(1)(B)
	Nursery and Garden Center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Urban agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(1)(C)
[All similar uses]																		
Agriculture/ Forestry Related Uses	Agriculture research facility	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	
	Equestrian center	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	
	Farm-based alcohol production	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(b)(2)(A)
	Farm market	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	
	Farm supply sales or farm machinery/implement sales, rental, or repair	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	
	Food hub	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	
	Riding stable	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	
	Sawmill	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(b)(2)(B) and refer to special exception standards
[All similar uses]																		
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(3)(A)
	[All similar uses]																	
Residential Uses																		
Household Living Uses	Artists' residential studios	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(A) and refer to special exception standards
	Conversion of a single-family detached dwelling	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Dwelling, live-work	P	P	P	P	SE	P	P	P	P	P	X	P	X	P	X	X	27-5102(c)(1)(B) and refer to special exception standards

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	Core	Edge	
	Dwelling, multifamily	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(D) and refer to special exception standards
	Dwelling, single-family detached	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Dwelling, three-family	P	X	X	X	X	P	P	P	P	P	X	P	X	P	X		
	Dwelling, townhouse	P	X	P	X	X	P	P	P	P	P	X	P	X	P	X		
	Dwelling, two-family	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	Elderly housing (single-family attached dwellings)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Elderly housing (single-family detached dwellings)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Manufactured home park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(c)(1)(E)	
	Mobile home	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	27-5102(c)(1)(C)	
	[All similar uses]																	
Group Living Uses	Apartment housing for elderly or physically handicapped families	X	X	SE	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Assisted living facility																	
	≤ 8 elderly or handicapped residents	X	P	P	P	X	P	P	P	P	P	P	P	P	P	P	27-5102(c)(2)(A)	
	> 8 elderly or handicapped residents	X	P	P	P	X	P	P	P	P	P	P	P	P	X	X		
	Boarding or rooming house	X	P	P	X	X	P	X	P	X	P	X	P	X	P	X	27-5102(c)(2)(D)	
	Congregate living facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Convent or monastery	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
	Fraternity or sorority house	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Group residential facility	X	X	X	X	X	P	X	P	X	P	X	P	X	P	X	27-5102(c)(2)(B)	
	Planned retirement community	X	SE	[P]SE	SE	SE	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Private Dormitory	X	X	P	X	X	P	P	P	P	P	P	P	P	P	P	27-5102(c)(2)(C)	
	[All similar uses]																	
Public, Civic, and Institutional Uses																		
Communication Uses	<u>Antenna</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(1)(A)	
	Broadcasting studio and Newspaper/periodical publishing establishment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Tower, pole, or monopole[, or antenna]	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards	
	[All similar uses]																	
Community Service Uses	Adaptive use of a Historic Site	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards	

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H		RMH		
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge			
	Adult day care center	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(d)(2)(D)
	Cultural facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Day care center for children	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	X	27-5102(d)(2)(A) and refer to special exception standards
	Eleemosynary or philanthropic institution	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	Refer to special exception standards
	Emergency services facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Family child care home, large	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(d)(2)(B)
	Family child care home, small	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(d)(2)(B)
	Place of worship located on a lot less than 1 acre in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(C)
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship located on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Place of worship, all others [All similar uses]																	
Educational Uses	Adaptive reuse of a surplus public school	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	College or university	X	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	X	27-5102(d)(3)(A) and refer to special exception standards
	Private school	X	P	P	SE	SE	P	P	P	P	P	P	P	P	P	P	X	27-5102(d)(3)(B) and refer to special exception standards
	Vocational or trade school	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
	Water dependent research facility or activity operated by government or educational institution [All similar uses]	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(d)(3)(C)
Health Care Uses	Hospital	X	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X	Refer to special exception standards
	Health campus	X	[X]P	[X]SE	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

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Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	Core	Edge	
	Medical or dental office or lab	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
	Medical/residential campus	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Methadone treatment center	X	SE	SE	SE	SE	X	X	SE	X	SE	X	SE	X	SE	X	Refer to special exception standards	
	Nursing or care home	X	P	P	P	X	X	P	P	P	P	P	P	P	P	P	27-5102(d)(4)(A)	
	[All similar uses]																	
Transportation Uses	Airfield, airpark, airport[,] or airstrip[,] heliport, or helistop]	X	SE	SE	SE	SE	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards	
	Park and ride facility	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Parking facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(5)(A)	
	Parking of commercial vehicles	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Transit station or terminal	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	[All similar uses]																	
Utility Uses	Solar energy systems, large-scale	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5102(d)(6)(A)	
	Public utility uses or structures, major	X	P	SE	SE	P	X	X	SE	X	SE	X	SE	X	SE	X	27-5102(d)(6)(B) and refer to special exception standards	
	Public utility uses or structures, minor	[X] P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Wind energy conversion system, large-scale	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5102(d)(6)(C)	
	[All similar uses]																	
Commercial Uses																		
Adult Uses	[All adult uses] Adult book or video store	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5102(e)(2)	
	Adult entertainment	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5102(e)(2)	
Animal Care Uses	Animal shelter	X	P	P	P	P	P	P	P	P	P	X	X	X	X	X	27-5102(e)(3)(A)	
	Kennel of a lot having a net area of 20,000 sq. ft. or less	X	SE	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(e)(3)(D) and refer to special exception standards	
	Kennel on a lot having a net area of more than 20,000 sq. ft.	X	SE	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(e)(3)(E) and refer to special exception standards	
	Pet grooming establishment	X	P	P	P	P	P	P	P	P	X	P	X	P	X	27-5102(e)(3)(B)		
	Veterinary hospital or clinic	X	P	P	P	P	P	P	P	P	X	P	X	P	X	27-5102(e)(3)(C)		
	[All similar uses]																	
Arts and Artisanal Production Uses	Art gallery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Art, photography, music, dance, yoga, pilates, or martial arts studio or schools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

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Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH		
	Manufacturing, artisan or maker	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
	Tattoo or body piercing establishment	P	P	P	X	X	P	P	P	P	P	P	P	P	P	P	X	
	[All similar uses]																	
Business Support Service Uses	Qualified data center	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	27-5104(e)(4)(B)
	All other business support service uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5102(e)(4)
Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant, quick-service (without drive-through)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	27-5102(e)(5)	
	Catering or food processing for off-site consumption	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(5)(C)	
	Restaurant, quick-service (with drive-through)	X	P	P	P	X	X	X	P	X	X	X	X	X	X	X	X	27-5102(e)(5)(A)
	[All similar uses]																	
Funeral and Mortuary Services Uses	Cemetery or crematory	X	SE	X	X	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Funeral parlor or undertaking establishment	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	All other funeral and mortuary [similar] uses	X	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
Office Uses	Contractor's office	X	P	P	P	P	X	X	P	X	X	X	X	X	X	X	X	
	Office, general business and professional	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
	Office park	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X		
	[All similar uses]																	
Personal Service Uses	Massage establishment	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Model studio	X	SE	X	X	SE	X	SE	SE	SE	SE	SE	SE	SE	SE	X	Refer to special exception standards	
	All [similar] other personal service uses	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X	27-5102(e)(7)	
Recreation/ Entertainment Uses	Amusement park	X	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Arena, stadium, or amphitheater	X	SE	SE	SE	X	X	SE	SE	SE	SE	SE	SE	SE	SE	X	Refer to special exception standards	
	Cinema	X	P	P	P	X	P	P	P	P	P	P	P	P	P	X		
	Club or lodge, private	P	P	[P]SE	P	P	P	P	P	P	P	P	P	P	P	X	Refer to special exception standards	
	Commercial recreation attraction	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Commercial recreational facilities (privately owned) on land leased from a public agency	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	

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Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones RMH	Use-Specific Standards
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H				
								Core	Edge	Core	Edge	Core	Edge	Core	Edge			
	Country club	X	P	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Entertainment establishment	X	X	P	X	X	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(8)(B)
	Golf course	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Golf driving range	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Nightclub	X	SE	SE	X	P	SE	P	P	P	P	P	P	P	P	P	P	27-5102(e)(8)(B) and refer to special exception standards
	Nonprofit recreational use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Performance arts center	P	P	P	X	X	P	P	P	P	P	P	P	P	P	P	P	
	Racetrack, pari-mutuel	X	[P]SE	[SE]X	X	X	X	X	X	X	X	X	X	X	X	X	SE	Refer to special exception standards
	Recreation facility, indoor	X	P	P	P	X	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(8)
	Recreation facility, outdoor	X	P	P	P	X	X	X	P	X	P	X	P	X	X	P		27-5102(e)(8)
	Recreational or entertainment establishment of a commercial nature	X	P	P	X	X	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(8)(C)
	Rifle, pistol, or skeet shooting range: indoor	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(D) and refer to special exception standards
	Rifle, pistol, or skeet shooting range: outdoor; lot area ≤ 20 acres	X	SE	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Rifle, pistol, or skeet shooting range: outdoor; lot area > 20 acres	X	SE	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Skating facility	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(E) and refer to special exception standards
	Waterfront entertainment/retail complex [All similar uses]	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X		
Retail Sales and Service Uses	Automated teller machine (ATM), freestanding	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(9)(A)
	Bank or other financial institution	P	P	P	X	X	P	P	P	P	P	P	P	P	P	P	X	27-5102(e)(9)(B)
	Check cashing business	X	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	Refer to special exception standards
	Combination retail	X	X	SE	X	X	X	P	P	SE	SE	SE	SE	SE	SE	SE	X	27-5102(e)(9)(C) and refer to special exception standards

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH		
	Consumer goods establishment	P	P	P	X	X	P	P	P	P	P	P	P	P	P	P	X	
	Convenience store	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
	Drug store or pharmacy	P	X	P	X	X	P	P	P	P	P	P	P	P	P	P	X	27-5102(e)(9)(D)
	Farmers' market	P	P	P	P	P	P	[X] P	P	P	P	P	P	P	P	X	27-5102(e)(9)(E)	
	Food and market hall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X		
	Grocery store or food market	P	P	P	X	X	P	P	P	P	P	P	P	P	P	X		
	Manufactured or modular home sales	X	P	P	X	P	X	X	P	X	X	X	X	X	X	X		
	Medical cannabis dispensary	X	X	SE	X	X	X	X	X	X	SE	X	SE	X	SE	X	Refer to special exception standards	
	Pawnshop	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Tobacco [S]shop, [E]electronic [C]cigarette [S]shop, or [R]retail [T]tobacco [B]business	X	SE	SE	X	X	X	SE	SE	SE	SE	SE	SE	SE	SE	X	Refer to special exception standards	
	[All similar uses]																	
Vehicle Sales and Service Uses	Commercial fuel depot	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(A) and refer to special exception standards	
	Commercial vehicle repair and maintenance	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Commercial vehicle sales and rental and Personal vehicle sales and rental	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(D) and refer to special exception standards	
	Gas station	X	P	SE	SE	SE	SE	X	P	X	P	X	P	X	P	X	27-5102(e)(10)(B) and refer to special exception standards	
	Personal vehicle repair and maintenance	X	P	P	P	P	SE	X	P	X	X	X	X	X	X	X	27-5102(e)(10)(C) and refer to special exception standards	
	Taxi or limousine service facility	X	P	P	P	X	P	P	P	P	P	P	P	P	P	X	27-5102(e)(10)(E)	
	Vehicle and trailer rental display	X	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	Vehicle parts or tire store	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	27-5102(e)(10)(F) and refer to special exception standards	
	Vehicle paint finishing shop and vehicle or trailer storage yard	X	X	X	X	P	X	X	P	X	X	X	X	X	X	X		

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

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Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	Core	Edge	
	Vehicle towing and wrecker service	X	P	SE	SE	P	X	X	SE	X	SE	X	SE	X	SE	X	SE	27-5102(e)(10)(G) and refer to special exception standards
	[All similar uses]																	
Visitor Accommodation Uses	Bed and breakfast (as accessory to single-family dwelling)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(11)(A)
	Country inn	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Hotel or motel	X	P	P	SE	SE	P	P	P	P	P	P	P	P	P	P	P	27-5102(e)(11)(B) and refer to special exception standards
	Recreational campground	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	X	SE	27-5102(e)(11)(C) and refer to special exception
	[All similar uses]																	
Water-Related Uses	Boat sales, rental, service, or repair	X	P	SE	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(12)(A) and refer to special exception standards
	Boat storage yard	X	P	X	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(12)(B)
	Marinas and marina expansions	X	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Waterfront boat fuel sales	X	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	[All similar uses]																	
Industrial Uses																		
Extraction Uses	Sand and gravel wet processing	X	SE	SE	SE	P	X	X	X	X	X	X	X	X	X	X	SE	27-5102(f)(2)(A) and refer to special exception standards
	Surface mining	X	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	[All similar uses]																	
Industrial Service Uses	Bulk storage of gasoline	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Contractor's yard, photographic processing plant	X	P	X	P	P	X	X	X	X	X	X	X	X	X	X	X	
	Fuel oil or bottled gas distribution	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	
	Landscaping contractor's business	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones RMH	Use-Specific Standards
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H				
								Core	Edge	Core	Edge	Core	Edge	Core	Edge			
	Printing or similar reproduction facility, small engine repair shop	X	P	SE	P	P	X	X	P	X	X	X	X	X	X	X	X	Refer to special exception standards
	[Petroleum, gas, and related products:]Liquid gas storage	X	X	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Research and development	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	
	Slaughterhouse	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	
	[All similar uses]																	
Manufacturing Uses	Abrasives and asbestos products manufacturing	X	X	X	X	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Alcohol production facility, large-scale	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Asphalt mixing plant	X	X	X	X	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Beverage bottling	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Cement manufacturing	X	X	X	X	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Concrete batching plant	X	X	X	X	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Concrete or brick products manufacturing	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(3)(A)
	Food processing	X	X	X	X	SE	X	X	P	X	X	X	X	X	X	X	X	Refer to special exception standards
	Heavy armament fabrication	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Manufacturing, assembly, or fabrication, light	X	SE	P	P	P	P	P	P	X	P	X	X	X	X	X	X	Refer to special exception standards
	Manufacturing, assembly, or fabrication, heavy	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(3)(D) and refer to special exception standards
	Paper and paperboard products	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(3)(C) and refer to special exception standards
		[All similar uses]																
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	X	X	X	SE	P	X	X	P	X	X	X	X	X	X	X	X	Refer to special exception standards
	Consolidated storage	X	SE	P	P	P	SE	X	SE	X	SE	X	X	X	X	X	X	27-5102(f)(4)(A) and refer to special exception standards

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones RMH	Use-Specific Standards
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H				
								Core	Edge	Core	Edge	Core	Edge	Core	Edge			
	Motor freight facility	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Outdoor storage (as a principal use)	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(B) and refer to special exception standards
	Storage warehouse	X	SE	X	P	P	X	X	P	X	X	X	X	X	X	X	X	Refer to special exception standards
	Warehouse showroom	X	SE	X	P	P	X	X	P	X	X	X	X	X	X	X	X	27-5102(f)(4)(C) and refer to special exception standards
	[All similar uses]																	
Resource Recovery and Waste Management Uses	Class 3 fill	X	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Composting facility	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	
	Concrete recycling facility	X	X	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Electronic recycling facility	X	X	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Junkyard	X	X	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Paper recycling collection center	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Recycling collection center	X	SE	SE	P	P	X	X	P	X	P	X	P	X	P	P	P	27-5102(f)(5)(A) and refer to special exception standards
	Recycling of non-ferrous metals	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Recycling plant	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(5)(B) and refer to special exception standards
	Sanitary landfill; rubble fill	X	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Solid waste processing facility	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Solid waste transfer station	X	X	X	[SE]X	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
Temporary rubble (construction and demolition debris) landfill	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																		
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	Core		
	Vehicle salvage yard	X	X	X	SE	SE	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	[All similar uses]																	
Wholesale Uses	Food and beverage distribution at wholesale	X	P	SE	P	P	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	All [similar] <u>other wholesale</u> uses	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	

(e) Principal Use Table for Planned Development Zones

Table 27-5101(e): Principal Use Table for Planned Development Zones									
A = Permitted, unless the District Council prohibits the use in the PD Basic Plan									
SE = Allowed only with the approval of a Special Exception X = Prohibited									
Principal Use Category	Principal Use Type	Planned Development Zones						Use-Specific Standards	
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD		IE-PD
Rural and Agricultural Uses									
Agriculture/Forestry Uses	Agriculture	X	X	X	X	X	X	X	
	Community garden	A	A	A	A	A	A	A	27-5102(b)(1)(A)
	Forestry	A	X	X	X	X	X	X	
	Keeping of horses or ponies	X	X	X	X	X	X	X	
	Medical cannabis grower and/or processor	X	X	X	X	X	X	X	
	<u>Nursery and Garden Center</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	
	Urban agriculture	A	X	X	X	X	A	A	
[All similar uses]									
Agriculture/Forestry Related Uses	Agriculture research facility	A	X	X	X	X	X	X	
	Equestrian center	A	X	X	X	X	X	X	
	Farm-based alcohol production	X	X	X	X	X	X	X	27-5102(b)(2)(A)
	Farm market	A	X	X	X	X	A	A	
	Farm supply sales or farm machinery/implement sales, rental, or repair	X	X	X	X	X	X	X	
	Food hub	X	X	X	X	X	X	X	
	Riding stable	A	X	X	X	X	X	X	
	Sawmill	SE	X	X	X	X	X	X	Refer to special exception standards
[All similar uses]									
Open Space Uses	Arboretum or botanical garden, park of greenway, or public beach and public water-oriented recreational and educational area	A	A	A	A	A	A	A	27-5102(b)(3)(A)
	[All similar uses]								
Residential Uses									
Household Living Uses	Artists' residential studios	X	A	A	A	A	A	X	27-5102(c)(1)(A)
	Conversion of a single-family detached dwelling	SE	X	X	X	X	X	X	Refer to special exception standards
	Dwelling, live-work	A	A	A	A	A	A	A	27-5102(c)(1)(B)
	Dwelling, multifamily	A	A	A	A	A	A	A	
	Dwelling, single-family detached	A	A	A	X	X	A	X	

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Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards	
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD		
	Dwelling, three-family	A	A	A	A	A	A	A		
	Dwelling, townhouse	A	A	A	A	A	A	A		
	Dwelling, two-family	A	A	A	A	A	A	X		
	Elderly housing (single-family attached dwellings)	SE	X	X	X	X	X	X	Refer to special exception standards	
	Elderly housing (single-family detached dwellings)	SE	X	X	X	X	X	X	Refer to special exception standards	
	Manufactured home park	X	X	X	X	X	X	X	27-5102(c)(1)(E)	
	Mobile home	X	X	X	X	X	X	X	27-5102(c)(1)(C) and refer to special exception standards	
	[All similar uses]									
Group Living Uses	Apartment housing for elderly or physically handicapped families	SE	X	X	SE	SE	X	X	Refer to special exception standards	
	Assisted living facility	≤ 8 elderly or handicapped residents	X	X	X	X	X	X	X	27-5102(c)(2)(A)
		> 8 elderly or handicapped residents	X	X	A	A	A	X	X	
	Boarding or rooming house	SE	X	X	X	X	X	X	Refer to special exception standards	
	Congregate living facility	SE	X	X	X	X	X	X	Refer to special exception standards	
	Convent or monastery	X	X	X	X	X	X	X		
	Fraternity or sorority house	X	X	X	X	X	X	X	Refer to special exception standards	
	Group residential facility	A	X	X	X	X	X	X	27-5102(c)(2)(B)	
	Planned retirement community	SE	X	X	X	X	SE	SE	Refer to special exception standards	
	Private Dormitory	X	X	X	X	X	X	X	27-5102(c)(2)(C)	
	[All similar uses]									
Public, Civic, and Institutional Uses										
Communication Uses	Antenna	A	A	A	A	A	A	A	27-5102(d)(1)(A)	
	Broadcasting studio and newspaper/periodical publishing establishment	A	A	A	A	A	A	A		
	Tower, pole, or monopole[, or antenna]	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards	

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Principal Use Category	Principal Use Type	Planned Development Zones						Use-Specific Standards	
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD		IE-PD
	[All similar uses]								
Community Service Uses	Adaptive use of a Historic Site	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	Adult day care center	A	A	A	A	A	A	X	27-5102(d)(2)(D) and refer to special exception standards
	Cultural facility	A	A	A	A	A	A	X	
	Day care center for children	SE	A	A	A	A	A	SE	27-5102(d)(2)(A) and refer to special exception standards
	Eleemosynary or philanthropic institution	X	X	X	X	X	X	X	Refer to special exception standards
	Emergency services facility	A	A	A	A	A	A	A	
	Family child care home, large	X	X	X	X	X	X	X	27-5102(d)(2)(B)
	Family child care home, small	A	X	X	X	X	A	X	27-5102(d)(2)(B)
	Place of worship located on a lot less than 1 acre in size	A	A	A	A	A	A	A	27-5102(d)(2)(C)
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	A	A	A	A	A	A	A	
	Place of worship located on a lot between 1 and 2 acres in size	A	A	A	A	A	A	A	
	Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size	A	A	A	A	A	A	A	
	Place of worship, all others	A	A	A	A	A	A	A	
	[All similar uses]								
Educational Uses	Adaptive reuse of a surplus public school	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	College or university	A	A	A	A	A	A	A	27-5102(d)(3)(A)
	Private school	A	A	A	A	A	A	X	27-5102(d)(3)(B)
	Vocational or trade school	X	A	A	A	A	A	A	
	Water dependent research facility or activity operated by a government or educational institution	X	X	X	X	X	A	X	27-5102(d)(3)(C)
		[All similar uses]							
Health Care Uses	Hospital	X	X	A	A	A	A	X	

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Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
	Health campus	SE	X	X	X	X	X	X	Refer to special exception standards
	Medical or dental office or lab	X	X	A	A	A	A	A	
	Medical/residential campus	SE	X	X	X	X	X	X	Refer to special exception standards
	Methadone treatment center	X	X	X	X	X	X	X	Refer to special exception standards
	Nursing or care home	A	A	A	A	A	A	X	27-5102(d)(4)(A) and refer to special exception standards
	[All similar uses]								
Transportation Uses	Airfield, airpark, airport[,], or airstrip[, heliport, or helistop]	X	X	X	X	X	X	X	Refer to special exception standards
	Park and ride facility	X	X	A	A	A	A	A	
	Parking facility	X	A	A	A	A	A	A	27-5102(d)(5)(A)
	Parking of commercial vehicles	X	X	X	X	X	X	X	Refer to special exception standards
	Transit station or terminal	X	A	A	A	A	A	A	
	[All similar uses]								
Utility Uses	Solar energy systems, large-scale	X	X	X	X	X	X	A	27-5102(d)(6)(A)
	Public utility uses or structures, major	SE	X	X	X	X	X	SE	Refer to special exception standards
	Public utility uses or structures, minor	A	A	A	A	A	A	A	
	Wind energy conversion system, large-scale	X	X	X	X	X	X	A	27-5102(d)(6)(C)
	[All similar uses]								
Commercial Uses									
Adult Uses	[All adult uses] <u>Adult book or video store</u>	X	X	X	X	X	X	X	27-5102(e)(2)
	<u>Adult entertainment</u>	X	X	X	X	X	X	X	27-5102(e)(2)
Animal Care Uses	Animal shelter	A	A	A	A	A	A	X	27-5102(e)(3)(A)
	Kennel of a lot having a net area of 20,000 sq. ft. or less	X	X	X	X	X	SE	P	27-5102(e)(3)(D) and refer to special exception standards
	Kennel on a lot having a net area of more than 20,000 sq. ft.	X	X	X	X	X	SE	P	27-5102(e)(3)(E) and refer to special exception standards
	Pet grooming establishment	A	A	A	A	A	A	X	27-5102(e)(3)(B)

Table 27-5101(e): Principal Use Table for Planned Development Zones										
A = Permitted, unless the District Council prohibits the use in the PD Basic Plan SE = Allowed only with the approval of a Special Exception X = Prohibited										
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards	
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD		
	Veterinary hospital or clinic	A	A	A	A	A	A	A	X	27-5102(e)(3)(C)
	[All similar uses]									
Arts and Artisanal Production Uses	Art gallery	X	X	X	X	X	X	X	X	
	Art, photography, music, dance, yoga, pilates, or martial arts studio or schools	A	A	A	A	A	A	A	A	
	Manufacturing, artisan or maker	X	A	A	A	A	A	A	A	
	Tattoo or body piercing establishment	X	X	X	X	X	X	X	X	
	[All similar uses]									
Business Support Service Uses	<u>Qualified data center</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>27-5104(e)(4)(B)</u>
	All <u>other</u> business support services	X	X	A	A	A	A	A	A	27-5102(e)(4)
Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant, quick-service (without drive-through)	A	A	A	A	A	A	A	A	27-5102(e)(5)
	Catering or food processing for off-site consumption	A	A	A	A	A	A	A	A	27-5102(e)(5)(C)
	Restaurant, quick-service <u>(with drive-through)</u>	A	X	X	X	X	X	X	A	27-5102(e)(5)(A)
	[All similar uses]									
Funeral and Mortuary Service Uses	Cemetery or crematory	SE	X	X	X	X	X	X	SE	Refer to special exception standards
	Funeral parlor or undertaking establishment	SE	X	X	X	X	X	SE	X	Refer to special exception standards
	All <u>other funeral and mortuary [similar] uses</u>	X	X	A	A	A	A	A	X	
Office Uses	Contractor's office	X	A	A	A	A	A	A	A	
	Office, general business and professional	A	A	A	A	A	A	A	A	
	Office park	X	A	A	A	A	A	A	A	
	[All similar uses]									
Personal Service Uses	Massage establishment	X	X	X	X	X	SE	X	X	Refer to special exception standards
	Model studio	X	X	X	X	X	X	X	X	27-5102(e)(7)(B)
	All [similar] <u>other personal service uses</u>	A	A	A	A	A	A	A	X	27-5102(e)(7)
Recreation/ Entertainment Uses	Amusement park	X	X	X	X	X	X	X	X	Refer to special exception standards
	Arena, stadium, or amphitheater	X	X	A	A	A	X	X	X	27-5102(e)(8)(A)
	Cinema	A	A	A	A	A	A	A	X	
	Club or lodge, private	X	X	X	X	X	X	X	X	Refer to special exception standards
	Commercial recreation attraction	X	X	X	X	X	X	X	X	Refer to special exception standards

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Principal Use Category	Principal Use Type	Planned Development Zones						Use-Specific Standards	
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD		IE-PD
	Commercial recreational facilities (privately owned) on land leased from a public agency	X	X	X	X	X	X	X	Refer to special exception standards
	Country club	X	X	X	X	X	X	X	
	Entertainment establishment	X	A	A	A	A	A	X	27-5102(e)(8)(B)
	Golf course	A	X	X	X	X	SE	X	Refer to special exception standards
	Golf driving range	A	X	X	X	X	X	X	
	Nightclub	X	X	A	A	A	A	A	27-5102(e)(8)(B)
	Nonprofit recreational use	SE	X	X	X	X	X	X	Refer to special exception standards
	Performance arts center	X	A	A	A	A	A	X	
	Racetrack, pari-mutuel	X	X	X	X	X	SE	X	Refer to special exception standards
	Recreation facility, indoor	A	A	A	A	A	A	X	27-5102(e)(8)
	Recreation facility, outdoor	A	X	A	A	A	A	A	27-5102(e)(8)
	Recreational or entertainment establishment of a commercial nature	X	A	A	A	A	A	X	27-5102(e)(8)(C)
	Rifle, pistol, or skeet shooting range: indoor	X	X	X	X	X	X	A	27-5102(e)(8)(D)
	Rifle, pistol, or skeet shooting range: outdoor; lot area ≤ 20 acres	X	X	X	X	X	X	SE	Refer to special exception standards
	Rifle, pistol, or skeet shooting range: outdoor; lot area > 20 acres	X	X	X	X	X	X	X	Refer to special exception standards
	Skating facility	X	X	X	X	X	A	A	27-5102(e)(8)(E)
	Waterfront entertainment/retail complex	X	X	A	A	A	A	X	
	[All similar uses]								
Retail Sales and Service Uses	Automated teller machine (ATM), freestanding	X	A	A	A	A	A	A	27-5102(e)(9)(A)
	Bank or other financial institution	X	X	X	X	X	X	X	27-5102(e)(9)(B)
	Check cashing business	X	SE	SE	X	X	SE	SE	Refer to special exception standards
	Combination retail	X	X	A	A	A	A	X	27-5102(e)(9)(C)
	Consumer goods establishment	A	A	A	A	A	A	A	
	Convenience store	A	A	A	A	A	A	A	
	Drug store or pharmacy	X	A	A	A	A	A	X	27-5102(e)(9)(D)
	Farmers' market	A	A	A	A	A	A	A	27-5102(e)(9)(E)

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Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
	Food and market hall	X	A	A	A	A	A	A	
	Grocery store or food market	A	A	A	A	A	A	A	
	Manufactured or modular home sales	X	X	X	X	X	X	X	
	Medical cannabis dispensary	X	X	X	X	SE	SE	X	Refer to special exception standards
	Pawnshop	X	X	X	X	X	SE	X	Refer to special exception standards
	Tobacco [S]shop, [E]electronic [C]cigarette [S]shop, or [R]retail [T]tobacco [B]business	X	X	SE	SE	SE	X	X	Refer to special exception standards
	[All similar uses]								
Vehicle Sales and Service Uses	Commercial fuel depot	X	X	X	X	X	X	X	27-5102(e)(10)(A)
	Commercial vehicle repair and maintenance	X	X	X	X	X	X	X	
	Commercial vehicle sales and rental and Personal vehicle sales and rental	X	X	X	X	X	X	X	27-5102(e)(10)(D)
	Gas station	X	X	A	X	X	SE	SE	27-5102(e)(10)(B) and refer to special exception standards
	Personal vehicle repair and maintenance	X	X	A	X	X	A	X	27-5102(e)(10)(C)
	Taxi or limousine service facility	X	X	A	A	A	A	A	27-5102(e)(10)(E)
	Vehicle and trailer rental display	X	X	X	X	X	SE	SE	Refer to special exception standards
	Vehicle parts or tire store	X	X	X	X	X	X	X	27-5102(e)(10)(F)
	Vehicle paint finishing shop and vehicle or trailer storage yard	X	X	X	X	X	X	X	
	Vehicle towing and wrecker service	X	X	X	X	X	X	X	27-5102(e)(10)(G)
	[All similar uses]								
Visitor Accommodation Uses	Bed and breakfast (as accessory to single-family dwelling)	A	X	X	X	X	X	X	27-5102(e)(11)(A)
	Country inn	SE	X	X	X	X	X	X	Refer to special exception standards
	Hotel or motel	X	A	A	A	A	A	A	27-5102(e)(11)(B) and refer to special exception standards

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		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
	Recreational campground	X	X	X	X	X	X	X	27-5102(e)(11)(C) and refer to special exception standards
	[All similar uses]								
Water-Related Uses	Boat sales, rental, service, or repair	X	X	X	X	X	X	X	27-5102(e)(12)(A)
	Boat storage yard	X	X	X	X	X	X	X	27-5102(e)(12)(B)
	Marinas and marina expansions	X	X	X	X	X	X	X	Refer to special exception standards
	Waterfront boat fuel sales	X	X	X	X	X	X	X	
	[All similar uses]								
Industrial Uses									
Extraction Uses	Sand and gravel wet processing	SE	X	X	X	X	SE	SE	Refer to special exception standards
	Surface mining	X	X	X	X	X	X	X	Refer to special exception standards
	[All similar uses]								
Industrial Service Uses	Bulk storage of gasoline	X	X	X	X	X	X	SE	Refer to special exception standards
	Contractor's yard, photographic processing plant	X	X	X	X	X	X	X	
	Fuel oil or bottled gas distribution	X	X	X	X	X	X	X	
	Landscaping contractor's business	X	X	X	X	X	X	X	Refer to special exception standards
	Printing or similar reproduction facility, small engine repair shop	X	X	X	X	X	X	X	
	[Petroleum, gas, and related products:]liquid gas storage	X	X	X	X	X	X	SE	Refer to special exception standards
	Research and development	X	A	A	A	A	A	A	
	Slaughterhouse	X	X	X	X	X	X	X	
[All similar uses]									
Manufacturing Uses	Abrasives and asbestos products manufacturing	X	X	X	X	X	X	X	Refer to special exception standards
	Alcohol production facility, large-scale	X	X	A	A	A	A	A	
	Asphalt mixing plant	X	X	X	X	X	X	X	Refer to special exception standards
	Beverage bottling	X	X	A	A	A	A	A	
	Cement manufacturing	X	X	X	X	X	X	X	Refer to special exception standards

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Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
	Concrete batching plant	X	X	X	X	X	X	X	Refer to special exception standards
	Concrete or brick products manufacturing	X	X	A	A	A	A	A	27-5102(f)(3)(A)
	Food processing	X	X	X	X	X	X	X	
	Heavy armament fabrication	X	X	X	X	X	X	SE	Refer to special exception standards
	Manufacturing, assembly, or fabrication, light	X	X	A	A	A	A	A	
	Manufacturing, assembly, or fabrication, heavy	X	X	X	X	X	X	A	Refer to special exception standards
	Paper and paperboard products	X	X	X	X	X	X	SE	Refer to special exception standards
	[All similar uses]								
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	X	X	X	X	X	X	A	
	Consolidated storage	X	X	X	X	X	X	A	27-5102(f)(4)(A) and refer to special exception standards
	Motor freight facility	X	X	X	X	X	X	A	
	Outdoor storage (as a principal use)	X	X	X	X	X	X	X	27-5102(f)(4)(B)
	Storage warehouse	X	X	X	X	X	X	A	
	Warehouse showroom	X	X	X	X	X	X	A	27-5102(f)(4)(C)
	[All similar uses]								
Resource Recovery and Waste Management Uses	Class 3 fill	SE	X	X	X	X	SE	SE	Refer to special exception standards
	Composting facility	X	X	X	X	X	X	X	
	Concrete recycling facility	X	X	X	X	X	X	SE	Refer to special exception standards
	Electronic recycling facility	X	X	X	X	X	X	SE	
	Junkyard	X	X	X	X	X	X	SE	Refer to special exception standards
	Paper recycling collection center	X	X	X	X	X	X	SE	Refer to special exception standards
	Recycling collection center	A	A	A	A	A	X	A	27-5102(f)(5)(A)
Recycling of non-ferrous metals	X	X	X	X	X	X	SE	Refer to special exception standards	

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Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
	Recycling plant	X	X	X	X	X	X	X	27-5102(f)(5)(B) and refer to special exception standards
	Sanitary landfill; rubble fill	X	X	X	X	X	X	SE	Refer to special exception standards
	Solid waste processing facility	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Solid waste</u> transfer station	X	X	X	X	X	X	X	Refer to special exception standards
	Temporary rubble (construction and demolition debris) landfill	X	X	X	X	X	X	X	
	Vehicle salvage yard	X	X	X	X	X	X	SE	Refer to special exception standards
	[All similar uses]								
Wholesale Uses	Food and beverage distribution at wholesale	X	X	X	X	X	X	X	
	All [similar] <u>other wholesale</u> uses	X	X	X	X	X	X	X	

(f) Principal Use Table for Overlay Zones

<p align="center">Table 27-5101(f): Principal Use Table for Overlay Zones A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone</p>															
Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
Rural and Agricultural Uses															
Agriculture/Forestry Uses	Agriculture														
	Community garden														27-5102(b)(1)(A)
	Forestry														
	Keeping of horses or ponies														
	Medical cannabis grower and/or processor														27-5102(b)(1)(B)
	<u>Nursery and Garden Center</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Urban agriculture														27-5102(b)(1)(C)
	[All similar uses]														
Agriculture/Forestry Related Uses	Agriculture research facility														
	Equestrian center											X	X		
	Farm-based alcohol production														27-5102(b)(2)(A)
	Farm market														
	Farm supply sales or farm machinery/implement sales, rental, or repair														
	Food hub														
	Riding stable														
	Sawmill														27-5102(b)(2)(B) and refer to special exception standards
[All similar uses]															
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area														27-5102(b)(3)(A)

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	[All similar uses]														
Residential Uses															
Household Living Uses	Artists' residential studios				X	X					X				27-5102(c)(1)(A)
	Conversion of a single-family detached dwelling														Refer to special exception standards
	Dwelling, live-work				X	X					X				27-5102(c)(1)(B)
	Dwelling, multifamily				X	X					X		X	X	
	Dwelling, single-family detached				X	X					X				
	Dwelling, three-family				X	X					X				
	Dwelling, townhouse				X						X				
	Dwelling, two-family				X	X					X				
	Elderly housing (single-family attached dwellings)														Refer to special exception standards
	Elderly housing (single-family detached dwellings)														Refer to special exception standards
	Manufactured home park					X	X				X				27-5102(c)(1)(E)
	Mobile home					X	X				X				27-5102(c)(1)(C) and refer to special exception standards
		[All similar uses]													
Group Living Uses	Apartment housing for elderly or physically handicapped families											X	X		Refer to special exception standards
	Assisted living facility	≤ 8 elderly or handicapped residents									X	X	X	X	27-5102(c)(2)(A)
		> 8 elderly or handicapped residents									X	X	X	X	
	Boarding or rooming house				X	X					X		X	X	27-5102(c)(2)(D)

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Congregate living facility											X	X		Refer to special exception standards
	Convent or monastery				X	X				X		X	X		
	Fraternity or sorority house				X	X				X		X	X		Refer to special exception standards
	Group residential facility				X	X				X		X	X		27-5102(c)(2)(B)
	Planned retirement community											X	X		Refer to special exception standards
	Private dormitory				X	X				X		X	X		27-5102(c)(2)(C)
	[All similar uses]														
Public, Civic, and Institutional Uses															
Communication Uses	Antenna														27-5102(d)(1)(A)
	Broadcasting studio and Newspaper/periodical publishing establishment														
	Tower, pole, <u>or</u> monopole[, or antenna]														Refer to special exception standards
	[All similar uses]														
Community Service Uses	Adaptive use of a Historic Site														Refer to special exception standards
	Adult day care center				X	X	X	X		X		X	X		27-5102(d)(2)(D) and refer to special exception standards
	Cultural facility											X	X		
	Day care center for children				X	X	X	X		X		X	X	X	27-5102(d)(2)(A) and refer to special exception standards
	Eleemosynary or philanthropic institution											X	X		Refer to special exception standards

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Emergency services facility											X	X		
	Family child care home, large				X	X	X	X		X		X	X	X	27-5102(d)(2)(B)
	Family child care home, small				X	X	X	X		X		X	X	X	27-5102(d)(2)(B)
	Place of worship located on a lot less than 1 acre in size												X		27-5102(d)(2)(C)
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.												X		
	Place of worship located on a lot between 1 and 2 acres in size												X		
	Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size												X		
	Place of worship, all others												X		
	[All similar uses]														
Educational Uses	Adaptive reuse of a surplus public school														Refer to special exception standards
	College or university				X	X	X	X		X		X	X		27-5102(d)(3)(A)
	Private school				X	X	X	X		X		X	X	X	27-5102(d)(3)(B) and refer to special exception standards
	Vocational or trade school				X	X	X	X		X		X	X		
	Water-dependent research facility or activity operated by a government or educational institution	P*	P*	P*								X	X		27-5102(d)(3)(C)
	[All similar uses]														
Health Care Uses	Hospital				X	X	X	X		X		X	X		Refer to special exception standards

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Health campus														Refer to special exception standards
	Medical or dental office or lab														
	Medical/residential campus														Refer to special exception standards
	Methadone treatment center											X	X		Refer to special exception standards
	Nursing or care home											X	X		27-5102(d)(4)(A) and refer to special exception standards
	[All similar uses]														
Transportation Uses	Airfield, airpark, airport[,] or airstrip[,] heliport, or helistop]														Refer to special exception standards
	Park and ride facility														
	Parking facility														27-5102(d)(5)(A)
	Parking of commercial vehicles														Refer to special exception standards
	Transit station or terminal											X	X		
	[All similar uses]														
Utility Uses	Solar energy systems, large-scale														
	Public utility uses or structures, major														27-5102(d)(6)(B) and refer to special exception standards
	Public utility uses or structures, minor														
	Wind energy conversion system, large-scale				X	X	X	X	X	X	X	X	X	X	
	[All similar uses]														

Table 27-5101(f): Principal Use Table for Overlay Zones															
A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone															
Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
Commercial Uses															
Adult Uses	[All adult uses] <u>Adult book or video store</u>	X													27-5102(e)(2)
	<u>Adult entertainment</u>	X													27-5102(e)(2)
Animal Care Uses	Animal shelter	X													27-5102(e)(3)(A)
	Kennel of a lot having a net area of 20,000 sq. ft. or less	X													27-5102(e)(3)(D) and refer to special exception standards
	Kennel on a lot having a net area of more than 20,000 sq. ft.	X													27-5102(e)(3)(E) and refer to special exception standards
	Pet grooming establishment	X													27-5102(e)(3)(B)
	Veterinary hospital or clinic	X													27-5102(e)(3)(C)
	[All similar uses]														
Arts and Artisanal Production Uses	Art gallery														
	Art, photography, music, dance, yoga, pilates, or martial arts studio or schools														
	Manufacturing, artisan or maker														
	Tattoo or body piercing establishment														
	[All similar uses]														
Business Support Service Uses	<u>Qualified data center</u>														27-5104(e)(4)(B)
	All business support services	X													27-5102(e)(4)
Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant, quick-service (without drive-through)	X											X		27-5102(e)(5)
	Catering or food processing for off-site consumption														27-5102(e)(5)(C)
	Restaurant, quick-service (<u>with drive-through</u>)	X											X		27-5102(e)(5)(A)

<p align="center">Table 27-5101(f): Principal Use Table for Overlay Zones</p> <p align="center">A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone</p>															
Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	[All similar uses]														
Funeral and Mortuary Service Uses	Cemetery or crematory														Refer to special exception standards
	Funeral parlor or undertaking establishment														27-5102(e)(6) and refer to special exception standards
	All other funeral and mortuary [similar] uses	X										X	X		
Office Uses	Contractor's office	X													
	Office, general business and professional	X													
	Office park	X													
	[All similar uses]														
Personal Service Uses	Massage establishment	X													Refer to special exception standards
	Model Studio	X													27-5102(e)(7)(B)
	All [similar] other personal service uses	X													27-5102(e)(7)
Recreation/ Entertainment Uses	Amusement park	X													Refer to special exception standards
	Arena, stadium, or amphitheater	X										X	X		27-5102(e)(8)(A)
	Cinema	X										X	X		
	Club or lodge, private											X	X		Refer to special exception standards
	Commercial recreation attraction														Refer to special exception standards
	Commercial recreational facilities (privately owned) on land leased from a public agency														Refer to special exception standards
	Country club	X										X	X		
	Entertainment establishment	X													27-5102(e)(8)(B)

Table 27-5101(f):

Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Golf course	X													Refer to special exception standards
	Golf driving range	X													
	Nightclub	X										X	X		27-5102(e)(8)(B)
	Nonprofit recreational use														Refer to special exception standards
	Performance arts center	X										X	X		
	Racetrack, pari-mutuel														Refer to special exception standards
	Recreation facility, indoor	X										X	X		27-5102(e)(8)
	Recreation facility, outdoor	X										X	X	X	27-5102(e)(8)
	Recreational or entertainment establishment of a commercial nature	X										X	X		27-5102(e)(8)(C)
	Rifle, pistol, or skeet shooting range: indoor	X													27-5102(e)(8)(D) and refer to special exception standards
	Rifle, pistol, or skeet shooting range: outdoor; lot area ≤ 20 acres	X													Refer to special exception standards
	Rifle, pistol, or skeet shooting range: outdoor; lot area > 20 acres	X													Refer to special exception standards
	Skating facility	X													27-5102(e)(8)(E) and refer to special exception standards
	Waterfront entertainment/retail complex	X										X	X		
	[All similar uses]														
Retail Sales and Service Uses	Automated teller machine (ATM), freestanding	X													27-5102(e)(9)(A)
	Bank or other financial institution	X											X		27-5102(e)(9)(B)

Table 27-5101(f):

Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Check cashing business	X													Refer to special exception standards
	Combination retail	X											X		Refer to special exception standards
	Consumer goods establishment	X											X		27-5102(e)(9)(C) and refer to special exception standards
	Convenience store	X													
	Drug store or pharmacy	X													27-5102(e)(9)(D)
	Farmers' market	X											X		27-5102(e)(9)(E)
	<u>Food and market hall</u>	X											X		
	Grocery store or food market	X											X		
	Manufactured or modular home sales	X													
	Medical cannabis dispensary	X													Refer to special exception standards
	Pawnshop	X													Refer to special exception standards
	Tobacco [S]shop, [E]electronic [C]cigarette [S]shop, or [R]retail [T]tobacco [B]business	X													Refer to special exception standards
	[All similar uses]														
Vehicle Sales and Service Uses	Commercial fuel depot	X													27-5102(e)(10)(A)
	Commercial vehicle [and] repair <u>and maintenance</u>	X													
	Commercial vehicle sales and rental and Personal vehicle sales and rental	X													27-5102(e)(10)(D)
	Gas station	X													27-5102(e)(10)(B) and refer to special exception standards
	Personal vehicle repair and maintenance	X													27-5102(e)(10)(C)

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Principal Use Table for Overlay Zones

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Taxi or limousine service facility	X													27-5102(e)(10)(E)
	Vehicle and trailer rental display	X													Refer to special exception standards
	Vehicle parts or tire store	X													27-5102(e)(10)(F)
	Vehicle paint finishing shop and vehicle or trailer storage yard	X													
	Vehicle towing and wrecker service	X													
	[All similar uses]														
Visitor Accommodation Uses	Bed and breakfast (as accessory to single-family dwelling)														27-5102(e)(11)(A)
	Country Inn	X													Refer to special exception standards
	Hotel or motel	X										X	X		27-5102(e)(11)(B) and refer to special exception standards
	Recreational campground	X													27-5102(e)(11)(C) and refer to special exception standards
	[All similar uses]														
Water-Related Uses	Boat sales, rental, service, or repair	X													27-5102(e)(12)(A)
	Boat storage yard	X	SE*	SE*											27-5102(e)(12)(B) and refer to special exception standards
	Marinas and marina expansions	SE*	SE*	SE*											Refer to special exception standards
	Waterfront boat fuel sales	X										X	X		
	[All similar uses]														

Table 27-5101(f): Principal Use Table for Overlay Zones														
A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone														
Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	
Industrial Uses														
Extraction Uses	Sand and gravel wet-processing	X	SE	SE								X	X	Refer to special exception standards
	Surface mining	X	SE	SE								X	X	Refer to special exception standards
	[All similar uses]													
Industrial Service Uses	Bulk storage of gasoline	X	X											Refer to special exception standards
	Contractor's yard, photographic processing plant	X	X											
	Fuel oil or bottled gas distribution	X	X								X	X		
	Landscaping contractor's business	X	X											Refer to special exception standards
	Printing or similar reproduction facility, small engine repair shop	X	X											
	[Petroleum, gas, and related products:]Liquid gas storage	X	X											Refer to special exception standards
	Research and development	X	X											
	Slaughterhouse	X	X											
[All similar uses]														
Manufacturing Uses	Abrasives and asbestos products manufacturing	X	X											Refer to special exception standards
	Alcohol production facility, large-scale	X	X											
	Asphalt mixing plant	X	X											Refer to special exception standards
	Beverage bottling	X	X											
	Cement manufacturing	X	X											Refer to special exception standards

Table 27-5101(f):

Principal Use Table for Overlay Zones

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Concrete batching plant	X	X									X	X		Refer to special exception standards
	Concrete or brick products manufacturing	X	X									X	X		27-5102(f)(3)(A)
	Food processing	X	X												
	Heavy armament fabrication	X	X												Refer to special exception standards
	Manufacturing, assembly, or fabrication, light	X	X												
	Manufacturing, assembly, or fabrication, heavy	X	X												
	Paper and paperboard products	X	X												Refer to special exception standards
	[All similar uses]														
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	X	X												
	Consolidated storage	X	X												27-5102(f)(4)(A) and refer to special exception standards
	Motor freight facility	X	X												
	Outdoor storage (as a principal use)	X	X												27-5102(f)(4)(B)
	Storage warehouse	X	X												
	Warehouse showroom	X	X												27-5102(f)(4)(C)
	[All similar uses]														
Resource Recovery and Waste Management Uses	Class 3 fill	X	X									X	X		Refer to special exception standards
	Composting facility	X	X									X	X		
	Concrete recycling facility	X	X									X	X		Refer to special exception standards
	Electronic recycling facility	X	X												

Table 27-5101(f):

Principal Use Table for Overlay Zones

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Principal Use Category	Principal Use Type	CBCAO Zones [1]			APAO Zones						MIO Zones [2]			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Junkyard	X	X												Refer to special exception standards
	Paper recycling collection center	X	X												Refer to special exception standards
	Recycling collection center	X	X									X	X		27-5102(f)(5)(A)
	Recycling of non-ferrous metals	X	X												Refer to special exception standards
	Recycling plant	X	X												27-5102(f)(5)(B) and refer to special exception standards
	Sanitary landfill; rubble fill	X	X	X								X	X		
	Solid waste processing facility	X	X									X	X		Refer to special exception standards
	Solid waste transfer station	X	X									X	X		Refer to special exception standards
	Temporary rubble (construction and demolition debris) landfill	X	X									X	X		
	Vehicle salvage yard	X	X												Refer to special exception standards
	[All similar uses]														
Wholesale Uses	Food and beverage distribution at wholesale	X	X												
	All [similar] other wholesale uses	X	X												

NOTES:

[1] Section 27-5102(e)(1), General CBAO Zone Use Standard Modifications, contains additional standards for uses in the CBCAO Zone.

[2] Section 27-4402(c)(4), Modified Use Standards for MIO Zone, contains additional standards for uses in the MIO Zone.

* * * * *

(b) Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones

Table 27-5201(b): Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones												
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited												
Accessory Use/Structure	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
	ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
Accessory building, increase in height	SE	SE	SE	SE	SE	SE	X	SE	SE	X	X	Refer to special exception standards
<u>Accessory structures and uses, except as otherwise provided</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Agritourism	P	P	P	P	P	X	X	X	X	X	X	27-5203(b)(1)
Automated teller machine (ATM) (as accessory to a nonresidential use)	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(2)
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	
Bike share station	X	X	X	X	X	P	P	P	P	P	P	
Car washing station, private	X	X	X	X	X	X	X	X	X	P	P	
Collocated telecommunications antenna	P	P	P	P	P	P	P	P	P	P	P	
Composting, small-scale	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(3)
Drive-through service	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(4)
Farm tenant dwelling (as accessory to an agriculture use)	X	P	P	P	P	X	X	X	X	X	X	27-5203(b)(5)
Green roof	P	P	P	P	P	P	P	P	P	P	P	
Home occupation	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(6)
Laundromat (as accessory to a multifamily dwelling, manufactured home park, marina, or recreational campground)	X	X	X	X	X	X	X	X	P	P	P	
Limited fuel/oil/bottled gas distribution	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(7)
Medical cannabis grower and/or processor	X	X	X	X	X	X	X	X	X	X	X	
Nursery and garden center (as accessory to an agricultural use)	X	P	P	P	P	X	X	X	X	X	X	27-5203(b)(8)
Outdoor storage (as an accessory use)	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(9)
Produce stand (as accessory use to farm or community garden)	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(10)
<u>Recreational program, before- and after-school</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(11)
Retail sales (as accessory to a multifamily development)	X	X	X	X	X	X	X	X	X	X	X	
Satellite dish antenna	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(12)
Solar energy systems, small-scale	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(13)
Stable, private	P	P	P	P	P	X	X	X	X	X	X	27-5203(b)(14)

Table 27-5201(b): Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Accessory Use/Structure	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
	ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
Swimming pool (as an accessory use)	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(15)
Tourist home (as accessory to a dwelling)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>27-5203(b)(17)</u>
Wind energy conversion system, small-scale	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(16)

(c) Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5201(c): Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Accessory Use/Structure	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
						NAC	TAC		LTO		RTO-L		RTO-H		RMH		
	CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge			
Accessory building, increase in height	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5400
Accessory structures and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agritourism	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(1)
Automated teller machine (ATM) (as accessory to a nonresidential use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(2)
Beekeeping	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bike share station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Car washing station, private	P	P	P	P	P	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	Refer to special exception standards
Collocated telecommunications antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	[X] P	
Composting, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(3)
Drive-through service	SE	P	SE	P	X	X	X	P	X	X	X	X	X	X	X	X	27-5203(b)(4) and Refer to special exception standards
Farm tenant dwelling (as accessory to an agriculture use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(5)
Green roof	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(6)
Laundromat (as accessory to a multifamily dwelling, marina, or recreational campground)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Limited fuel/oil/bottled gas distribution	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(7)
Medical cannabis grower and/or processor	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Nursery and garden center (as accessory to an agricultural use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(8)
Outdoor storage (as an accessory use)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(9)
Produce stand (as accessory to farm or community garden)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(10)
Recreational program, before- and after-school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Table 27-5201(c): Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Accessory Use/Structure	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
						NAC	TAC		LTO		RTO-L		RTO-H				
	CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH		
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)	X	P	X	P	P	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(11)
Retail sales (as accessory to a multifamily development)	P	P	P	P	P	X	P	P	P	P	P	P	P	P	P	P	
Satellite dish antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(12)
Solar energy systems, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(13)
Stable, private	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	27-5203(b)(14)
Swimming pool (as an accessory use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(15)
<u>Tourist home (as accessory to a dwelling)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>27-5203(b)(17)</u>
Wind energy conversion system, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(16)

(d) Accessory Use/Structure Table for Planned Development Zones

Table 27-5201(d): Accessory Use/Structure Table for Planned Development Zones

A = Permitted, Unless the District Council Prohibits the Use in the PD Basic Plan

SE = Allowed only with the approval of a Special Exception X = Prohibited

Accessory Use/Structure	Planned Development Zones							Use-Specific Standards
	R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
Accessory building, increase in height	X	X	X	X	X	X	X	27-5400
<u>Accessory structures and uses, except as otherwise provided</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Agritourism	X	X	X	X	X	X	X	27-5203(b)(1)
Automated teller machine (ATM) (as accessory to a nonresidential use)	A	A	A	A	A	A	A	27-5203(b)(2)
Beekeeping	A	X	X	X	X	X	X	
Bike share station	A	A	A	A	A	A	A	
Car washing station, private	X	X	X	X	X	X	X	
Collocated telecommunications antenna	A	A	A	A	A	A	A	
Composting, small-scale	A	A	A	A	A	A	A	27-5203(b)(3)
Drive-through service	A	X	A	X	X	A	X	27-5203(b)(4)
Farm tenant dwelling (as accessory to an agriculture use)	X	X	X	X	X	X	X	27-5203(b)(5)
Green roof	A	A	A	A	A	A	A	
Home occupation	A	A	A	A	A	A	A	27-5203(b)(6)
Laundromat (as accessory to a multifamily dwelling, marina, or recreational campground)	A	A	A	A	A	A	A	
Limited fuel/oil/bottled gas distribution	X	X	X	X	X	X	X	27-5203(b)(7)
Medical cannabis grower and/or processor	X	X	X	X	X	X	X	
Nursery and garden center (as accessory to an agricultural use)	X	X	X	X	X	X	X	27-5203(b)(8)
Outdoor storage (as an accessory use)	X	X	X	X	X	X	A	27-5203(b)(9)
Produce stand (as accessory to farm or community garden)	A	A	A	A	A	A	A	27-5203(b)(10)
<u>Recreational program, before- and after-school</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)	X	X	X	X	X	X	A	27-5203(b)(11)
Retail sales (as accessory to a multifamily development)	X	X	X	X	X	X	X	
Satellite dish antenna	A	A	A	A	A	A	A	27-5203(b)(12)
Solar energy collection system, small-scale	A	A	A	A	A	A	A	27-5203(b)(13)
Stable, private	X	X	X	X	X	X	X	27-5203(b)(14)
Swimming pool (as an accessory use)	A	A	A	A	A	A	A	27-5203(b)(15)
<u>Tourist home (as accessory to a dwelling)</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>27-5203(b)(17)</u>
Wind energy conversion system, small-scale	A	A	A	A	A	A	A	27-5203(b)(16)

(e) Accessory Use/Structure Table for Overlay Zones

Table 27-5201(e): Accessory Use/Structure Table for Overlay Zones														
A blank cell means the use is allowed only if allowed in underlying base zone														
X = Prohibited, irrespective of treatment by underlying base zone														
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone														
P* = Permitted by right, irrespective of treatment by underlying base zone														
Accessory Use/Structure	CBCAO Zones			APAO Zones						MIO [1]			Use-Specific Standards	
	RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
Accessory building, increase in height														27-5400
<u>Accessory structures and uses, except as otherwise provided</u>														
Agritourism														27-5203(b)(1)
Automated teller machine (ATM) (as accessory to a nonresidential use)														27-5203(b)(2)
Beekeeping														
Bike share station														
Car washing station, private														
Collocated telecommunications antenna														
Composting, small-scale														27-5203(b)(3)
Drive-through service														27-5203(b)(4)
Farm tenant dwelling (as accessory to an agriculture use)														27-5203(b)(5)
Green roof														
Home occupation														27-5203(b)(6)
Laundromat (as accessory to a multifamily dwelling, marina, or recreational campground)														
Limited fuel/oil/bottled gas distribution												X		27-5203(b)(7)
Medical cannabis grower and/or processor														
Nursery and garden center (as accessory to an agricultural use)												X		27-5203(b)(8)
Outdoor storage (as an accessory use)														27-5203(b)(9)
Produce stand (as accessory to farm or community garden)												X		27-5203(b)(10)
<u>Recreational program, before- and after-school</u>												X		

Table 27-5201(e):

Accessory Use/Structure Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Accessory Use/Structure	CBCAO Zones			APAO Zones							MIO [1]			Use-Specific Standards
	RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)												X		27-5203(b)(11)
Retail sales (as accessory to a multifamily development)														
Satellite dish antenna														27-5203(b)(12)
Solar energy collection system, small-scale														27-5203(b)(13)
Stable, private														27-5203(b)(14)
Swimming pool (as an accessory use)											X	X	X	27-5203(b)(15)
<u>Tourist home (as accessory to a dwelling)</u>														<u>27-5203(b)(17)</u>
Wind energy conversion system, small-scale														27-5203(b)(16)

NOTES:

[1] Section 27-4402(c)(4), Modified Use Standards for MIO Zone, contains additional standards for uses in the MIO Zone

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