

27-5101. Principal Use Tables

(a) Structure of Principal Use Tables

(1) Designation of Principal Uses as Permitted

The Principal Use Tables in this Section use the following abbreviations to designate whether and how a principal use is allowed in a particular zone:

P	A "P" under a base zone column indicates that the use is permitted as a principal use in the zone, subject to applicable regulations of this Ordinance.
SE	An "SE" under a base zone column indicates that the use is permitted as a principal use in the zone only on approval of a special exception in accordance with Section 27-3604 , Special Exception, and subject to all special exception requirements and all other applicable regulations of this Ordinance.
A	An "A" designation within the Planned Development (PD) zone column indicates that the use is permitted as a principal use in the PD Zone, subject to applicable regulations of this Ordinance—unless the PD Basic Plan/Conditions of Approval approved for the zone expressly identifies the use as prohibited.
X	An "X" under a base or Planned Development (PD) zone column indicates that the use is prohibited as a principal use in the zone.
X	An "X" under an overlay zone column indicates that the use is prohibited as a principal use in the overlay zone, irrespective of whether it is allowed in the underlying base zone. This designation applies only to overlay zones.
SE*	An SE* under an overlay zone column indicates that, irrespective of whether it is a permitted use in the underlying base zone, the use is permitted as a principal use in the overlay zone only on approval of a special exception in accordance with Section 27-3604 , Special Exception, and subject to all special exception requirements and all other applicable regulations of this Ordinance.
P*	A P* under an overlay zone column indicates that, irrespective of whether it is prohibited in the underlying base zone, the use is permitted as a permitted principal use in the overlay zone, subject to applicable regulations of this Ordinance.
	A blank cell under an overlay zone column indicates the use is permitted as a principal use in the overlay zone if it is permitted in the underlying base zone.

All uses not listed are prohibited.

(2) Reference to Use-Specific Standards

A particular use category or use type permitted as a principal use in a zone may be subject to additional standards that are specific to the particular use. The applicability of use-specific standards is noted in the last column of the Principal Use Tables ("Use-Specific Standards") through a reference to standards in Section [27-5102](#), Requirements for Permitted Principal Uses.

(3) Reference to Special Exception Standards

A particular use category or use type permitted as a principal use in a zone may be subject to special exception standards when such use category or use type is indicated as requiring approval of a special exception. The applicability of special exception standards is noted in the last column of the Principal Use Tables ("Use-Specific Standards") through a reference to standards in Sec. [27-5400](#), Special Exception Standards. In the event the last column of the Principal Use Tables references both use-specific standards and special exception standards for a particular use category or use type, the use-specific standards shall only apply to uses listed as P, P*, or A in the use tables, while the special exception standards shall only apply to uses listed as SE or SE* in the use tables.

(b) Multiple Principal Uses

(1) A development may include:

- (A) A single principal use with one or more accessory uses that are customarily incidental and subordinate to the principal use (e.g., [home occupation](#) as accessory to a [dwelling](#), or administrative offices as accessory to a school, retail sales, or manufacturing use) or which are identified as accessory uses in Tables [27-5201\(b\)](#), [27-5201\(c\)](#), [27-5201\(d\)](#), or [27-5201\(e\)](#); or
- (B) Multiple different principal uses; or
- (C) Multiple different residential uses (such as [dwelling](#), [townhouse](#) and [dwelling](#), multifamily) on the same lot or parcel in the RMF-12 Zone or any zone of higher intensity as identified in Section [27-](#)

4102(b)(1). More than one dwelling unit of the same type, such as in a multifamily residential building, does not constitute multiple principal uses.

- (2) Notwithstanding Subsection (1), above, multiple principal uses shall not be permitted on any lot in the R-PD Zone or any zone of lesser intensity as identified in Section 27-4102(b)(1) if that lot contains a single-family residential dwelling.
- (3) A development with multiple principal uses shall include only those principal uses designated in the Principal Use Tables as allowed in the applicable zone. Each principal use shall be subject to any use-specific standards applicable to the use, provided, a building that contains nonresidential uses on the ground floor and residential uses above the ground floor that are subject to different setback requirements (see PART 27-4: Zones and Zone Regulations), shall be subject to the least restrictive of the applicable setback requirements. Where dimensional standards that apply to the lot as a whole, such as lot width or minimum lot area, are different for each use, the most restrictive apply.

(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													
	<u>Agriculture</u>	P	P	P	P	P	X	X	X	X	X	X	
	<u>Community garden</u>	P	P	P	P	P	P	P	P	P	P	P	<u>27-5102(b)(1)(A)</u>
	<u>Forestry</u>	P	P	P	P	P	X	X	X	X	X	X	
	<u>Keeping of horses or ponies</u>	P	P	P	P	P	X	X	X	X	X	X	
Agriculture/Forestry Uses	<u>Medical cannabis grower and/or processor</u>	X	P	P	X	X	X	X	X	X	X	X	<u>27-5102(b)(1)(B)</u>
	<u>Nursery and Garden Center</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Urban agriculture</u>	P	P	P	P	P	P	P	P	P	P	P	<u>27-5102(b)(1)(C)</u>
Agriculture/Forestry Related Uses	<u>Agriculture research facility</u>	P	SE	SE	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Equestrian center</u>	P	P	P	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	<u>Farm-based alcohol production</u>	P	P	P	P	P	P	P	P	P	P	P	<u>27-5102(b)(2)(A)</u>
	<u>Farm market</u>	P	P	P	P	P	P	P	P	P	P	P	
	<u>Farm supply sales or farm machinery/implement sales, rental, or repair</u>	P	P	P	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	<u>Food hub</u>	P	P	P	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	<u>Riding stable</u>	P	P	P	P	P	X	X	X	X	X	X	

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		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48		
	<u>Sawmill</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
Open Space Uses	<u>Arboretum or botanical garden, park or greenway, or public water-oriented recreational and educational area</u>	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(3)(A)
Residential Uses														
Household Living Uses	<u>Artists' residential studios</u>	X	X	X	X	X	X	P	P	P	P	P	P	27-5102(c)(1)(A)
	<u>Conversion of a single-family detached dwelling to add a maximum of two (2) additional dwelling units</u>	X	X	X	SE	SE	SE	SE	SE	X	X	X	X	Refer to special exception standards
	<u>Dwelling, live-work</u>	X	X	X	X	X	X	X	P	P	P	P	P	27-5102(c)(1)(B)
	<u>Dwelling, multifamily</u>	X	X	X	X	X	X	X	X	P	P	P	P	27-5102(c)(1)(D)
	<u>Dwelling, single-family detached</u>	P	P	P	P	P	P	P	P	P	X	X	X	
	<u>Dwelling, three-family</u>	X	X	X	X	X	X	X	P	P	P	P	X	
	<u>Dwelling, townhouse</u>	X	X	X	X	X	X	X	P	P	P	P	X	
	<u>Dwelling, two-family</u>	X	X	X	X	X	X	X	P	P	P	P	X	
	<u>Elderly housing (single-family attached dwellings)</u>	X	X	X	X	SE	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Elderly housing (single-family detached dwellings)</u>	X	X	X	SE	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Manufactured home park</u>	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(c)(1)(E)
	<u>Mobile home</u>	SE	SE	SE	SE	X	X	X	X	X	X	X	X	Refer to special exception standards
	Group Living Uses	<u>Apartment housing for elderly or physically disabled families</u>	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	SE
	<u>Assisted living facility</u>													
	<u>≤ 8 elderly or handicapped residents</u>	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(c)(2)(A) and refer to special exception standards
	<u>> 8 elderly or handicapped residents</u>	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	Refer to special exception standards
	<u>Boarding or rooming house</u>	SE	SE	SE	X	SE	X	X	X	X	X	X	X	27-5102(c)(2)(D) 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	
	<u>Congregate living facility</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	Refer to special exception standards
	<u>Convent or monastery</u>	P	P	P	P	P	P	P	P	P	P	P	
	<u>Fraternity or sorority house</u>	X	X	X	X	X	X	X	X	X	SE	P	Refer to special exception standards
	<u>Group residential facility</u>	P	P	P	P	P	P	P	P	P	P	P	27-5102(c)(2)(B)
	<u>Planned retirement community</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Private dormitory</u>	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)
	<u>Broadcasting studio and newspaper/periodical publishing</u>	P	P	P	P	P	P	P	P	P	P	P	
	<u>Tower, pole, or monopole</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
Community Service Uses	<u>Adaptive use of a Historic Site</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	<u>Adult day care center</u>	X	SE	SE	SE	SE	SE	SE	SE	P	P	P	Refer to special exception standards
	<u>Cultural facility</u>	SE	SE	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(D) and refer to special exception standards
	<u>Day care center for children</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Eleemosynary or philanthropic institution</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Emergency services facility</u>	P	P	P	P	P	P	P	P	P	P	P	Refer to special exception standards
	<u>Family child care home, large</u>	P	P	P	P	P	P	P	P	P	P	P	
	<u>Family child care home, small</u>	P	P	P	P	P	P	P	P	P	P	P	27-5102(d)(2)(B)

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		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
	<u>Place of worship located on a lot less than 1 acre in size</u>	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	
	<u>Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.</u>	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	27-5102(d)(2)(B) 27-5102(d)(2)(C) and refer to special exception standards
	<u>Place of worship located on a lot between 1 and 2 acres in size</u>	X	X	X	P	P	P	P	P	P	P	P	
	<u>Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size</u>	X	X	X	P	P	P	P	P	P	P	P	
	<u>Place of worship, all others</u>	SE	P	P	P	P	P	P	P	P	P	P	
Educational Uses	<u>Adaptive reuse of a surplus public school</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>College or university</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Private school</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Vocational or trade school</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Water-dependent research facility or activity operated by a government or educational institution</u>	SE	X	X	X	X	X	X	X	X	X	X	27-5102(d)(3)(C) and refer to special exception standards
Health Care Uses	<u>Hospital</u>	X	SE	SE	SE	SE	X	X	X	SE	SE	SE	Refer to special exception standards
	<u>Health campus</u>	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Medical or dental office or lab</u>	X	X	X	X	X	X	X	X	P	P	P	
	<u>Medical/residential campus</u>	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Methadone treatment center</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Nursing or care home</u>	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		
Transportation Uses	<u>Airfield, Airpark, Airport or Airstrip</u>	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Park and ride facility</u>	X	X	X	X	X	X	X	X	SE	SE	SE	SE	Refer to special exception standards
	<u>Parking facility</u>	X	X	X	X	X	X	X	X	SE	P	P	P	<u>27-5102(d)(5)(A)</u> and refer to special exception standards
	<u>Parking of commercial vehicles</u>	SE	SE	SE	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Transit station or terminal</u>	X	X	X	X	X	X	X	X	SE	SE	SE	SE	Refer to special exception standards
Utility Uses	<u>Solar energy systems, large-scale</u>	X	P	P	SE	SE	X	X	X	X	X	X	X	<u>27-5102(d)(6)(A)</u> and refer to special exception standards
	<u>Public utility uses or structures, major</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Public utility uses or structures, minor</u>	P	P	P	P	P	P	P	P	P	P	P	P	
	<u>Wind energy conversion system, large-scale</u>	X	SE	SE	X	X	X	X	X	X	X	X	X	Refer to special exception standards
Commercial Uses														
Adult Uses	<u>Adult book or video store</u>	X	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(2)</u>
	<u>Adult entertainment</u>	X	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(2)</u>
Animal Care Uses	<u>Animal shelter</u>	X	SE	SE	X	X	X	X	X	X	P	P	P	<u>27-5102(e)(3)(A)</u> and refer to special exception standards
	<u>Kennel of a lot having a net area of 20,000 sq. ft. or less</u>	X	SE	SE	SE	SE	X	X	X	X	X	X	X	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	
Personal Service Uses	<u>Massage establishment</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Model studio</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(7)(B)
	All other personal service uses	X	X	X	X	X	X	X	X	P	P	P	27-5102(e)(7)
Recreation/ Entertainment Uses	<u>Amusement park</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Arena, stadium, or amphitheater</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(A)
	<u>Cinema</u>	X	X	X	X	X	X	X	X	X	X	P	
	<u>Club or lodge, private</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Commercial recreation attraction</u>	SE	X	SE	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Commercial recreational facilities (privately owned) on land leased from a public agency</u>	SE	SE	SE	SE	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Country club</u>	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Entertainment establishment</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(B)
	<u>Golf course</u>	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Golf driving range</u>	X	SE	SE	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	<u>Nightclub</u>	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	Refer to special exception standards
<u>Performance arts center</u>	X	X	X	X	X	X	P	P	P	P	P	Refer to special exception standards	
<u>Racetrack, pari-mutuel</u>	X	SE	SE	X	SE	X	X	X	X	X	X	27-5102(e)(8)	

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		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48		
	<u>Recreation facility, indoor</u>	X	P	P	P	P	P	P	P	P	P	P	27-5102(e)(8) and refer to special exception standards	
	<u>Recreation facility, outdoor</u>	X	SE	SE	SE	SE	SE	SE	P	P	P	P	27-5102(e)(8)(C)	
	<u>Recreational or entertainment establishment of a commercial nature</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	<u>Rifle, pistol, or skeet shooting range: indoor</u>	X	X	SE	X	SE	X	X	X	X	X	X	Refer to special exception standards	
	<u>Rifle, pistol, or skeet shooting range: outdoor; lot area ≤ 20 acres</u>	X	SE	SE	X	SE	X	X	X	X	X	X	Refer to special exception standards	
	<u>Rifle, pistol, or skeet shooting range: outdoor; lot area > 20 acres</u>	SE	SE	SE	X	SE	X	X	X	X	X	X	Refer to special exception standards	
	<u>Skating facility</u>	SE	SE	SE	X	SE	X	X	X	X	X	X		
	<u>Waterfront entertainment/retail complex</u>	X	X	X	X	X	X	X	X	X	X	X		
Retail Sales and Service Uses	<u>Automated teller machine (ATM), freestanding</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(9)(A)	
	<u>Bank or other financial institution</u>	X	X	X	X	X	X	X	X	X	P	P	27-5102(e)(9)(B)	
	<u>Check cashing business</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	<u>Combination retail</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards	
	<u>Consumer goods establishment</u>	X	X	X	X	X	X	X	X	X	P	P		
	<u>Convenience store</u>	X	X	X	X	X	X	X	X	X	P	P		
	<u>Drug store or pharmacy</u>	X	X	X	X	X	X	X	X	P	P	P	27-5102(e)(9)(D)	
	<u>Farmers' market</u>	P	P	P	P	P	X	X	X	P	P	P	27-5102(e)(9)(E)	
	<u>Food and market hall</u>	X	X	X	X	X	X	X	X	X	X	X	X	
	<u>Grocery store or food market</u>	X	X	X	X	X	X	X	X	P	P	P		
	<u>Manufactured or modular home sales</u>	X	X	X	X	X	X	X	X	X	X	X	X	
		<u>Medical cannabis dispensary</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards

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Vehicle Sales and Service Uses	<u>Pawnshop</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Tobacco shop, electronic cigarette shop or retail tobacco business</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Commercial fuel depot</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(10)(A)</u>
	<u>Commercial vehicle repair and maintenance</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Commercial vehicle sales and rental and Personal vehicle sales and rental</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(10)(D)</u>
	<u>Gas station</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(10)(B)</u> and refer to special exception standards
	<u>Personal vehicle repair and maintenance</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(10)(C)</u>
	<u>Taxi or limousine service facility</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(10)(E)</u>
	<u>Vehicle and trailer rental display</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Vehicle parts or tire store</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(10)(F)</u>
	<u>Vehicle paint finishing shop and vehicle or trailer storage yard</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Vehicle towing and wrecker service</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(10)(G)</u>
	Visitor Accommodation Uses	<u>Bed and breakfast (as accessory to single-family dwelling)</u>	P	P	P	P	P	P	P	P	P	X	X
<u>Country inn</u>		SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	Refer to special exception standards
<u>Hotel or motel</u>		X	X	X	X	SE	X	X	X	X	X	X	Refer to special exception standards
<u>Recreational campground</u>		SE	SE	SE	X	SE	X	X	X	X	X	X	Refer to special exception
Water-Related Uses		<u>Boat sales, rental, service, or repair</u>	X	X	X	X	X	X	X	X	X	X	X
	<u>Boat storage yard</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(12)(B)</u>

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	
	<u>Marinas and marina expansions</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Waterfront boat fuel sales</u>	X	X	X	X	X	X	X	X	X	X	X	
Industrial Uses													
	<u>Sand and gravel wet-processing</u>	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
Extraction Uses													
	<u>Surface mining</u>	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Bulk storage of gasoline</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Contractor's yard, photographic processing plant</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Fuel oil or bottled gas distribution</u>	X	X	X	X	X	X	X	X	X	X	X	
Industrial Service Uses													
	<u>Landscaping contractor's business</u>	SE	SE	SE	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	<u>Printing or similar reproduction facility, small engine repair shop</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Liquid gas storage</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Research and development</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Slaughterhouse</u>	X	X	X	X	X	X	X	X	X	X	X	
Manufacturing Uses													
	<u>Abrasives and asbestos products manufacturing</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Alcohol production facility, large-scale</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Asphalt mixing plant</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Beverage bottling</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Cement manufacturing</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Concrete batching plant</u>	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	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	
Warehouse and Freight Movement Uses	<u>Concrete or brick products manufacturing</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(3)(A)
	<u>Food processing</u>	X	SE	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Heavy armament fabrication</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Manufacturing, assembly, or fabrication, light</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Manufacturing, assembly, or fabrication, heavy</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Paper and paperboard products</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Cold storage plant or distribution warehouse</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Consolidated storage</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(A) and refer to special exception standards
	<u>Motor freight facility</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Outdoor storage (as a principal use)</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(B)
<u>Storage warehouse</u>	X	X	X	X	X	X	X	X	X	X	X		
<u>Warehouse showroom</u>	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(C)	
Resource Recovery and Waste Management Uses	<u>Class 3 fill</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Refer to special exception standards
	<u>Composting facility</u>	P	P	P	X	X	X	X	X	X	X	X	
	<u>Concrete recycling facility</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Electronic recycling facility</u>	X	X	X	X	X	X	X	X	X	X	X	
	<u>Junkyard</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Paper recycling collection center</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
<u>Recycling collection center</u>	X	P	P	P	P	P	P	P	P	P	P	27-5102(f)(5)(A)	

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		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
	<u>Recycling of non-ferrous metals</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Recycling plant</u>	X	X	X	X	SE	X	X	X	X	X	X	Refer to special exception standards
	<u>Sanitary landfill; rubble fill</u>	SE	SE	SE	SE	SE	X	X	X	X	X	X	Refer to special exception standards
	<u>Solid waste processing facility</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	<u>Solid waste transfer station</u>	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
	<u>Vehicle salvage yard</u>	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
Wholesale Uses	Food or beverage distribution at wholesale	X	X	X	X	X	X	X	X	X	X	X	
	All other wholesale 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

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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
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H		
								Core	Edge	Core	Edge	Core	Edge	Core	Edge	
Rural and Agricultural Uses																
	<u>Agriculture</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	<u>Community garden</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(1)(A)
	<u>Forestry</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Agriculture/Forestry Uses	<u>Keeping of horses or ponies</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	<u>Medical cannabis grower and/or processor</u>	X	X	X	P	X	X	X	X	X	X	X	X	X	X	27-5102(b)(1)(B)
	<u>Nursery and Garden Center</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
	<u>Urban agriculture</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5102(b)(1)(C)