

## 5.2.3. Use Table

The following principal uses are permitted by right, permitted subject to limited use standards, or permitted subject to a Special Use Permit.  
See Section 4.8.2 for Conditional Zoning option.

Use Grouping	Use	RR	R-7500	R-6000	SBR-6000	MR-3200	C-LD	N-C	C-I	RU-I	I-G	CP	WPA Overlay District	Standards
	KEY: Blank Cell = Not Allowed; "P" = Permitted; "L" = Limited Use Standards (Section 5.3); "SUP" = Special Use Permit													
Agricultural														
Agricultural (5.1.1.A)	All Agricultural uses, except as listed below	P					P		P		P	P	SUP	4.8.8.C
	Agricultural Industry	L					L		L	L	P			5.3.2.A
	Agricultural Tourism	L	L				L	L	L	L	L	L	SUP	5.3.2.B 4.8.8.C
	Bona Fide Farms	L	L	L	L	L	L	L	L	L	L	L	L	5.3.2.C
	Farmers Market	P	P				P	P	P	P			P	
	Farm Stands	P	L				P	P		P		P	P	
	Private Stables	P	L	L	L		P	P					SUP	5.3.2.D 4.8.8.C
	Malting house	L												5.3.9
	Landscaping and Horticultural Services	P					P			P			SUP	4.8.8.C
	Nurseries	P					P	P						
Residential	See 5.5.6 for prohibited temporary uses													
Household Living (5.1.2.A)	Single Family Detached	P/PD	P/PD	P/PD	P/PD	P/PD	L	L	L			P	L	4.15 4.8.8.C
	Zero Lot Line	L/PD	L/PD	L/PD	L/PD	L/PD	L/PD	L/PD	L				L/PD	5.3.3.L 4.8.8.C
	Traditional	P/PD	PD	PD	PD	P/PD	L/PD	L/PD					L/PD	5.3.3.J 4.8.8.C
	Semi-Attached	P/PD	PD	P/PD	PD	P/PD	P/PD	P/PD					P/PD	5.3.3.H 4.8.8.C
	Duplex	P/PD	PD	P/PD	PD	P/PD	P/PD	P/PD					P/PD	4.8.8.C
	Townhouse	PD	PD	PD	PD	L/PD	L	L					L	5.3.3.I 4.8.8.C
	Multifamily		PD	PD	PD	L/PD	L	L	L				L/PD	5.3.3.E 4.8.8.C
	Family Care Home	L	L	L	L	L	L	L	L			L	L	5.3.3.A 4.8.8.C

# Article 5 Permitted Uses

## 5.2 Use Table

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	KEY: Blank Cell = Not Allowed; "P" = Permitted; "L" = Limited Use Standards (Section 5.3); "SUP" = Special Use Permit													
	Mobile Home, Class A	L	L	L			L	L	L			L	L	5.3.3.C.3
	Mobile Home, Class B	L		L			L	L	L				L	5.3.3.C.4
	Mobile Home Park	SUP		SUP			SUP	SUP					SUP	5.3.3.D 4.8.8.C
	Upper Story Residential	PD	PD	PD	PD	L	L	L	L				L	5.3.3.K
	Residential/Personal/Non-Commercial Storage Structures	L												5.3.3.M
Planned Development	Residential or Mixed Use	L	L	L	L	L	L	L					PD	4.3.1 4.8.8.C
	Accessory Dwelling Units	L	L	L	L	L	L	L	L		L		L	5.4.2
	Multiple principal dwellings on single parcel	L	L	L	L	L	L	L	L				L	5.4.3
Group Living (5.1.2.B)	All Group Living, except as listed below						P						P	
	Assisted Living Facilities	SUP	SUP	SUP	SUP		L	L					L	5.3.3.G
	Boarding House						P		L				P	
	Group Care Home	SUP	SUP	SUP	SUP		SUP	SUP					SUP	5.3.3.B
	Nursing Home Facilities	SUP	SUP	SUP	SUP		L	L					L	5.3.3.F 4.8.8.C
Home Occupation (5.4.4)	All Home Occupation	L	L	L	L	L	L	L	SUP		SUP		L	5.4.4
Outdoor Lodging														
Outdoor Lodging (5.1.7.)	Campground, except as listed below	L				L	L						SUP	5.3.8 4.8.8.C
	Government-Operated					L	L					L	SUP	5.3.8.A 4.8.8.C
	Nude campground, colony, or resort	SUP					SUP						SUP	5.3.8.B 4.8.8.C
	Outdoor RV Resort	L	SUP	SUP		L	L						SUP	5.3.8.C 4.8.8.C

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Public and Civic Uses														
Community Service (5.1.3)	All Community Service, except as listed below						P		P				SUP	4.8.8.C
	Auditorium, Civic Centers, Exposition Centers	L					L					L	SUP	5.3.4.A 4.8.8.C
Day Care (5.1.3.B)	Day Care Facilities	L	SUP	SUP	SUP	SUP	L	L	L				L	5.3.4.C
	Day Care- In Home	L	L	L	L	L	L	L					L	5.3.4.D
Educational Facilities (5.1.3.C)	Educational Facilities	L	SUP	SUP	SUP		L	L	L		L		SUP	5.3.4.E 4.8.8.C
	First Responders Training Facilities										SUP			
	University or College	L	L				P		L				SUP	4.8.8.C
	Vocational and Business Schools	L					L		L	L	L		SUP	5.3.4.N 4.8.8.C
Social Service Facility and Emergency Shelter (5.1.3.I)	All Social Service Facilities and Emergency Shelters, except as listed below	SUP					SUP	SUP	SUP				SUP	5.3.4.F 4.8.8.C
	Temporary Emergency Shelter during state of emergency	P	P	P	P	P	P	P	P	P	P	P	P	
Government Facilities (5.1.3.D)	Correctional Facility										SUP			5.3.4.B
	Government and Community Buildings	L	L	L	L	L	L	L	L	L	L	L	SUP	5.3.4.G 4.8.8.C
Medical Facilities (1.1.1.A)	All Medical Facilities, except as listed below						P	P	P				P	
	Hospitals	SUP					L		L				SUP	5.3.4.H 4.8.8.C
Parks and Open Areas (5.1.3.F)	All parks and open areas, except as listed below	P	P	P	P	P	P	P	P		P	P	P	
	Amenity Center	L	L	L	L	L	L	L				L	L	4.4.4.A 4.5.3.B (for C-LD and NC) 4.7.C (for CP)
	Arboretum and Botanical Gardens	P					P	P	P		P	P	P	
	Cemeteries, mausoleums, columbaria	P	L	L	L	L	P	L				L		5.3.4.I
	Individual Burial Sites	L	L	L	L	L	L	L	L	L	L	L	SUP	5.3.4.J 4.8.8.C
	Memorial gardens	P					P					P		5.3.4..I

# Article 5 Permitted Uses

## 5.2 Use Table

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Passenger Terminal (5.1.3.G)	All passenger terminal, except as listed below	SUP				P			P		P		SUP	4.8.8.C
	Airport								SUP		SUP		SUP	4.8.8.C
Place of Worship (5.1.3.H)	All Places of Worship	P	P	P	P	P	P	P	P	P	SUP	L	L	5.3.4.K 4.8.8.C
Utilities (5.1.3.J)	Major Utilities, except as listed below	SUP				SUP	SUP	SUP	SUP	SUP	SUP		SUP	5.3.4.M 4.8.8.C
	Minor Utilities	L	L	L	L	L	L	L	L	L	L		SUP	5.3.4.M 4.8.8.C
	Solar Collector (Accessory)	L	L	L	L	L	L	L	L	L	L	L	L	5.4.11
	Solar Farm	SUP							SUP	SUP	SUP		SUP	5.3.4.Q 4.8.8.C
	TV/HDTV/AM/FM Broadcast Antennae	SUP					SUP	SUP	SUP	L	L		SUP	5.3.4.L 4.8.8.C
	Wind Farm	SUP							L	L	L		SUP	5.3.4.R 4.8.8.C
	Wind Energy Generator (Accessory)	L	L	L	L	L	L	L	L	L	L	L	SUP	5.4.12 4.8.8.C
	Wireless Telecommunication Facility	L	L	L	L	L	L	L	L	L	L	L	L	5.3.4.O

**Article 5 Permitted Uses**

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Commercial Uses														
Commercial Parking (5.1.4.E)	Commercial Parking Facility						L		L		L		SUP	5.3.5.C 4.8.8.C
Funeral Home (5.1.4.A)	Funeral Homes, Crematorium, and Mortuaries	P					P		P				L	4.8.8.C
Indoor Recreation (5.1.4.A)	All Indoor Recreation, except as listed below						P		P				P	
	Adult & Sexually Oriented Business										SUP		SUP	5.3.5.A
	Electronic Gaming Operation						SUP		SUP		SUP		SUP	5.3.5.W
	Military Auxiliary Service Clubs and Halls	L	SUP	SUP	SUP	SUP	L	L	L		L		SUP	5.3.5.I
	Nightclub, Tavern, or Bar (with alcohol sales)					SUP	P	SUP	SUP				SUP	5.3.5.J
	Private Club or Lodge (Private, Nonprofit, Civic or Fraternal) <span style="border: 1px solid red; padding: 2px;">Weddings</span>	L	SUP	SUP	SUP	SUP	L	L	L		SUP		SUP	5.3.5.M
	Shooting Range, indoor	SUP					SUP		SUP		SUP		SUP	
	Skating Rinks						P		P		P		SUP	
Outdoor Advertising (8.8.1)	Outdoor Advertising Structure						L		L		L		L	8.8.1 4.8.8.C
Outdoor Recreation (5.1.4.C)	Outdoor Recreation, except as listed below	P								P		L	SUP	5.3.5.D
	Commercial Recreation	SUP					SUP	SUP	L		L	L	SUP	5.3.5.D 4.8.8.C
	Racetracks	SUP							SUP		SUP		SUP	4.8.8.C
	Golf Courses	L	L	L	L	L	L	L					L	5.3.5.F 4.8.8.C
	Golf Driving Ranges	P					P	P					P	
	Hunting Clubs	P										P		
	Shooting Ranges, outdoor	SUP												
Overnight Accommodation (5.1.4.D)	Bed and Breakfast	P	SUP	SUP	P	P	P	P					L	
	Hotel and Motel					L	L	L	L				L	5.3.5.G 4.8.8.C
	Retreat Center	SUP										SUP		
Planned Development	Planned Development- Commercial or Mixed Use					L	L	L	L	L	L		PD	4.3.1 4.8.8.C

# Article 5 Permitted Uses

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Restaurants (5.1.4.F)	Restaurants	L				L	L	L	L		L		L	5.3.5.O
Microbrewery (5.1.4.K)	Microbrewery/Micro-Distillery/Micro-Winery	SUP				SUP	P	P	P	P	P		P	
Retail Sales and Service (5.3.5.P)	All retail sales and service, except as listed below						P	P	P				L	4.8.8.C
	Convenience Store	P				L	P	P	P			L	SUP	5.3.5.X 4.8.8.C
	Drive Through Facilities						L	L	L	L			L	5.3.5.E
	Flea Markets	SUP					SUP		SUP		SUP		SUP	5.3.5.V
	Kennel	SUP					SUP	SUP	SUP		SUP		SUP	5.3.5.U
	Martial Arts Instructional Schools	P					P	P	P				P	
	Outdoor Sales or Display Areas, Other Than Mobile and Modular Home Sales Lots, and Vehicle and Heavy Equipment Sales and Rentals <u>Utility Trailers</u>	SUP					L		L		L		L	5.3.5.K
	Performing Arts Studio						P	P	P				P	
	Personal Service Establishments	SUP				L	L	L	L				L	5.3.5.L
	Retail sales less than or equal to 10,000 square feet	P				L	L	L	L			P	SUP	4.8.8.C
	Retail sales more than 10,000 square feet.	L					L	L	L		L		SUP	5.3.5.P 4.8.8.C
	Retail sales and service in industrial establishments								L		L		SUP	5.3.5.Q 4.8.8.C
	Veterinary Establishments, Animal Hospital	SUP					L	L	L				SUP	5.3.5.U 4.8.8.C
Self-Service Storage Facility (5.1.4.H)	Self-Service Storage Facility (Mini Storage)	L					L		L		P		L	5.3.5.R 4.8.8.C
Vehicle Sales and Service (5.1.4.I)	Car Wash	L					L		L				SUP	5.3.5.B 4.8.8.C
	Garage Service and/or Automobile Repair	SUP					L		L		L			5.3.5.T
	Repair, Renovation, and Remodeling of Farm Equipment	SUP					SUP	SUP	L		L			5.3.5.N
	Mobile and Modular Home Sales and Service	SUP					SUP		L		L		SUP	5.3.5.H 4.8.8.C

**Article 5 Permitted Uses**

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	Vehicle and Heavy Equipment Sales and Rentals	SUP					L		L		L			5.3.5.S
Water Oriented Commercial Uses (5.1.4.J)	Boat repair and manufacture as a principal use								P		P			
	Commercial Boating Facilities	P					P		P		P			
	Commercial marinas and docks						P				P			
	Seafood processing and canning						SUP			SUP	SUP		SUP	4.8.8.C
	Storage of boats (dry or wet)	SUP					P		P		P		SUP	4.8.8.C

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Office														
Professional Offices (5.1.5.A)	All professional office uses, except those listed below	P					P	L	P				P	5.3.6.A
	Banks and Financial Institutions	SUP					P	L	P				P	5.3.6.B
	Temporary Neighborhood Sales Homes	P	P	P	P	P	P	P	P				P	5.5.3.H.
Industrial														
Heavy Industrial (5.1.6.A)	All Heavy Industrial, except as listed below										P		SUP	4.8.8.C
	Animal slaughtering and rendering									P				
	Asphalt Plant										SUP			
	Brewery/Distillery/Winery								P		P		SUP	4.8.8.C
	Energy Generating Facility									SUP	SUP			
	Incinerators for the disposal of animal remains	SUP					SUP		L	L	L			5.3.7.D
	Junkyard								SUP		SUP			5.3.7.E
	L.P. Gas Filling Facility (principal and accessory)	L	L	L	L	L	L	L	L	L	L	L	SUP	5.3.7.K. 5.3.7.L 4.8.8.C
	Mobile Home Salvage and Storage Yard	SUP							SUP	SUP	SUP		SUP	5.3.7.F 4.8.8.C
	Planing Mill/Sawmill	SUP							P	P				
Light Industrial (5.1.6.B)	All light industrial, except as listed below								P	P	P		SUP	4.8.8.C
	Audio/Video Production and Distribution						P		P		P		P	
	Contractor's office and storage operations	L	Dumpster Biz				L		P	P	P		SUP	5.3.7.A 4.8.8.C
	Craft and woodworking shops	L					L	L	L	P	P		SUP	5.3.7.B 4.8.8.C
	Data Center										P			
Planned Development	Industrial or Mixed Use								L		L		PD	4.3.1.D 4.8.8.C
Business Park (5.1.6.H)	Business Park Uses	PD	PD				PD		P		P		SUP	4.3.1 4.8.8.C
Industrial Park (5.1.6.I)	All Industrial Park Uses								P		P		SUP	4.8.8.C



**Article 5 Permitted Uses**

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Research (5.1.6.C)	Research and Development	SUP					P		P		P		SUP	4.8.8.C
Resource Extraction (5.1.6.D)	All Resource Extraction, except as follows									P				
	Mining Operations, Class I	SUP							SUP	L	SUP			5.3.7.G
	Mining Operations, Class II								SUP	L	SUP			5.3.7.H
Warehouse and Storage	All Warehousing and Storage, except as follows						SUP		P	P	P		SUP	4.8.8.C
	Freight Handling Facilities								P		P		SUP	4.8.8.C
Waste Related Services (5.1.6.F)	Storage, Above and Below Ground									P				
	Construction and Demolition Landfill									SUP	SUP			
	Hazardous Materials Treatment Facility										SUP			5.3.7.C
	Public or Private Waste Disposal Site, Recycling Non-hazardous Solid or Liquid								SUP	SUP	SUP			5.3.7.I
	Wood Waste Grinding Operations	SUP							SUP	L	SUP		SUP	5.3.7.J 4.8.8.C
Wholesale Sales and Service	All Wholesale Sales and Service								P	P	P		SUP	4.8.8.C

## ARTICLE 5. PERMITTED USES

### 5.1 USE INTERPRETATION

As set forth in the Permitted Use Table (Section 5.2) certain uses are grouped together based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions. Grouping uses provides a systematic basis for assigning uses to appropriate general use districts. Any use not specifically set forth in this Article is expressly prohibited, unless determined otherwise as set forth in Section 5.2.1, Uses not Specifically Listed.

#### 5.1.1. Agricultural Uses

##### A. All Agricultural Uses

AGRICULTURAL USES		
Characteristics: Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, and the secondary industries associated with agricultural production.		
Principal Uses	Accessory Uses	Uses Not included
Agri-Business Agricultural industry, including chemical extraction from <i>bona fide</i> farm operations and from aquatic plants where production/harvesting of same is permitted by state and federal laws, automated conversion of <i>bona fide</i> farm products to materials of use to society Agricultural tourism Animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals, apiculture, fish hatchery, aquaculture, dairying, personal or commercial animal breeding and development Blacksmith Shops <i>Bona fide</i> farm operations Greenhouse or nursery not engaged in retail trade, floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture Livestock auction Malting House Riding academy or boarding stable	Ancillary indoor storage Animal (including poultry) processing, packing, treating, and storage, provided that these activities are accessory and secondary to normal agricultural activity Associated offices Auction ring Barns, garages, sheds, silos, stables (noncommercial) Docks, noncommercial Home occupations Housing for ranch or farm labor Repair, remodeling, and renovation of vehicles and farm equipment Sales of agricultural products grown or raised on the premises	Animal waste processing (see Waste-Related Service) Commercial feed lots (see Heavy Industrial) Livestock slaughtering (Heavy Industrial) Processing of food and related products (see Heavy Industrial) Solid or liquid waste transfer or composting (see Waste-Related Service) Resource Extraction

## Article 5 Permitted Uses

### 5.1 Use Interpretation

#### 5.1.2. Residential Uses

##### A. Household Living

HOUSEHOLD LIVING		
Characteristics: Residential occupancy of a dwelling unit by a household for month-to-month or longer basis.		
Principal Uses	Accessory Uses	Uses Not included
Congregate care facility where individual units meet the definition of a dwelling unit Mobile Home, Class A or B, mobile home park or subdivision Multifamily, apartment, congregate care facility with individual units that meet the definition of a dwelling unit, or retirement center apartment Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis Single-family detached, zero lot line, traditional house, semi-attached house, duplex, townhouse Upper-story residential Family care home	Accessory dwelling unit, (i.e. granny flats and mother-in-law apartments) Accessory structure Ancillary indoor storage Children's play area or equipment Greenhouse or nursery not engaged in retail trade Home occupation In-house care for six or fewer persons Amenity Center within a multi-family Private garage, barbecue pit, carport, tool or garden shed, storage unit, swimming pool Docks, noncommercial	Bed and breakfast establishment, hotel, motel, inn, extended-stay facility (see Overnight Accommodations) Group Home (see Group Living) Nursing or convalescent house (see Group Living) Residential assisted living facility not having individual dwelling units (see Group Living)

##### B. Group Living

GROUP LIVING		
Characteristics: Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care, training, or treatment.		
Principal Uses	Accessory Uses	Uses Not included
Boarding house, fraternity, sorority, or orphanage Commercial dorm Group home for the care and treatment of psychiatric, alcohol, or drug problems where patients are residents and up to 12 patients are housed. Group home for the physically disabled, mentally disabled, or emotionally disturbed not considered single-family residence (7 or more residents) Hospice, nursing or convalescent home Monastery, convent Nursing or convalescent house Residential assisted living facility not having individual dwelling units Retirement center or life care community w/o individual dwelling units Rooming house	Ancillary indoor storage Associated offices Food preparation and dining facility Recreational facility	Alternative or post-incarceration facility (see Social Service Facility) Bed and breakfast establishment, hotel, motel, inn, extended-stay facility (see Overnight Accommodations) Congregate care facility where individual units meet the definition of a dwelling unit (see Household Living) Private club or lodge (Private Nonprofit, Civic or Fraternal) (see Indoor Recreation) Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis (see Household Living) Social service facility, soup kitchen, transient lodging or shelter for the homeless (see Social Service Facility)

### 5.1.3. Public and Civic Uses

#### A. Community Service

COMMUNITY SERVICE		
Characteristics: Uses of a public, nonprofit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis, without a residential component.		
Principal Uses	Accessory Uses	Uses Not included
Auditorium, civic centers, or exposition centers Library Museum Neighborhood arts center or similar community facility (public) Park maintained by residents Philanthropic institution Senior center Union hall	Ancillary indoor storage Associated office Food preparation and dining facility Arts and crafts, day care, therapy area Indoor or outdoor recreation and athletic facility Limited retail sales (internal) Meeting area	Athletic, tennis, swim or health club (see Retail Sales and Service) Church, mosque, synagogue, temple (see Places of Worship) Counseling in an office setting (see Office) Park (see Parks and Open Areas) Private club or lodge (Private Nonprofit, Civic or Fraternal) (see Indoor Recreation) Private community center (see Household Living: Accessory Use) Soup kitchen (see Social Service Facility) Social service facility, soup kitchen, transient lodging or shelter for the homeless (see Social Service Facility)homeless (see Social Service Facility)

#### B. Day Care

DAY CARE		
Characteristics: Uses providing care, protection, and supervision for more than six children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.		
Principal Uses	Accessory Uses	Uses Not included
Adult day-care program Child care center, nursery school, preschool Latch-key program	Associated office Food preparation and dining facility Health, arts and crafts, and therapy area Indoor or outdoor recreation facility	Counseling in an office setting (see Office) In-house day care for 6 or fewer (see Household Living: Accessory Use) On-site school or facility operated in connection with a business or other principal use where children are cared for while parents or guardians are occupied on the premises (see appropriate category under Accessory Use)

**Article 5 Permitted Uses****5.1 Use Interpretation****C. Educational Facilities**

<b>EDUCATIONAL FACILITIES</b>		
Characteristics: Public and private (including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.		
Principal Uses	Accessory Uses	Uses Not included
Business, truck driving, vocational, trade and other commercial schools College, community college or university Nursing or medical school not accessory to a hospital Public, private and charter schools Seminary	Adult continuing education program Ancillary indoor storage Associated office Auditorium, theater Cafeteria or other food service Day care Dormitory Health facility Housing for students or faculty Laboratory, library Maintenance facility Meeting area Play area, recreational or sports facility Support commercial, internal (college-operated bookstore, for example)	Dance, art, music or photographic studio or classroom (see Retail Sales and Service) Driving schools (see Retail Sales and Service) Martial Arts (see Retail Sales and Service) Preschool or nursery school (see Day Care)

**D. Government Facilities**

<b>GOVERNMENT FACILITIES</b>		
Characteristics: Offices, storage, and other facilities for the operation of local, state, or federal government.		
Principal Uses	Accessory Uses	Uses Not included
City, county, state, or federal government office Correctional facilities, jail, prison Emergency services, fire, sheriff or medical station	Ancillary indoor storage Helistop Associated offices Auditorium, meeting room Cafeteria Day care Holding cell, infirmary Limited fueling facility	Educational facility (see Educational Facilities) Maintenance facility (see Light Industrial Service) Parks (see Parks and Open Areas) Solid or liquid waste transfer or composting (see Waste-Related Service) Utilities (see Utilities)

**E. Medical Facilities**

<b>MEDICAL FACILITIES</b>		
Characteristics: Uses providing medical or surgical care to patients. Some uses may offer overnight care.		
Principal Uses	Accessory Uses	Uses Not included
Blood plasma donation center Dialysis center Rehabilitation clinic Medical center Medical clinic Medical laboratory Medical office Hospital Urgent care or emergency medical office	Ancillary indoor storage Helistop Associated office Cafeteria Chapel, ancillary worship space Day care Housing for staff or trainees Laboratory Limited internal support retail Maintenance facility Meeting area Out-patient clinic Pharmacy Recreational facility	Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (see Social Service Facility) Nursing or medical school not accessory to a hospital (see Educational Facilities)

**F. Parks and Open Areas**

<b>PARKS AND OPEN AREAS</b>		
Characteristics: Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures.		
Principal Uses	Accessory Uses	Uses Not included
Amenity Center Botanical garden, nature preserve, recreational trail Cemetery, columbaria, mausoleum, memorial park Community center Game preserve, wildlife management area, refuge, wild animal sanctuary, water conservation area Park Playground Reservoir, control structure, drainage well, water supply water well Zoo	Campground (public park only) Concessions Dock, pier or wharf (noncommercial) Indoor or outdoor recreation facility (public) Maintenance facility Play equipment Research or similar lab facilities Single residential unit for caretaker or security purposes Swimming pool, tennis court, ballfield	Campground, private (see Outdoor Recreation) Crematorium (see Light Industrial Service) Firing Ranges (see Indoor or Outdoor Recreation) Golf course, country club (see Outdoor Recreation) Golf driving range, miniature golf facility (see Outdoor Recreation) Private club or lodge (Private Nonprofit, Civic or Fraternal) [see Indoor Recreation] Water park (see Outdoor Recreation) Water tower, tank, standpipe (see Utilities)

## Article 5 Permitted Uses

### 5.1 Use Interpretation

#### G. Passenger Terminal

PASSENGER TERMINAL		
Characteristics: Facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail or bus service.		
Principal Uses	Accessory Uses	Uses Not included
Airstrip or airport Bus terminal	Ancillary indoor storage Associated office Concession Freight handling area Fueling facility Limited internal retail Maintenance facility	Park-and-ride facility (see Parking, Commercial) Taxi dispatch center (see Retail Sales and Service)

#### H. Place of Worship

PLACE OF WORSHIP		
Characteristics: Places of assembly that provide meeting areas for religious practice.		
Principal Uses	Accessory Uses	Uses Not included
Church, mosque, synagogue, or temple	Ancillary indoor storage Associated office Columbaria, memorial garden Day care Food services, dining area Meeting room/classroom for meetings or classes not held on a daily basis Staff residence located on-site	Athletic, tennis, swim or health club (see Retail Sales and Service) Educational Facility (see Educational Facilities) Neighborhood arts center or similar community facility, public (see Community Service) Private community center (see Household Living: Accessory Use) Revival or gospel tent (see Temporary Uses) Senior center (see Community Service) Social service facility (see Social Service Facility) Treatment center, transient lodging, shelter for the homeless (see Social Service Facility)

## I. Social Service Facility and Emergency Shelter

Social Service Facility and Emergency Shelter		
Characteristics: Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.		
Principal Uses	Accessory Uses	Uses Not included
Alternative or post-incarceration facility, exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents and more than 12 patients are housed Emergency shelter Social service facility, soup kitchen, transient lodging or shelter for the homeless	Adult educational facility Ancillary indoor storage Associated office Day care Food services and dining area Meeting room Staff residences located on-site	Cemetery, columbarium, mausoleum, memorial park (see Parks and Open Areas) Congregate care facility with individual units that meet the definition of a dwelling unit (see Household Living) Educational facility (see Educational Facilities) Group home for the physically disabled, mentally disabled, or emotionally disturbed that are not considered single-family residences (see Group Living) Philanthropic institution (see Community Service) Residential assisted living facility without individual dwelling units (see Group Living)

## J. Utilities

UTILITIES		
Characteristics: Public or private infrastructure serving a limited area with no on-site personnel (Minor Utility) or the general community and possibly having on-site personnel (Major Utility).		
Principal Uses	Accessory Uses	Uses Not included
Major Utilities: Solar Farm Waste treatment plant, water tower or tank, standpipe, water treatment facility, water reclamation facility Wind Farm Minor Utilities: AM/FM/TV/HDTV broadcast facility Electrical substation Gasmeter and regulator stations Telephone exchange, water or wastewater pump station Wireless Communication Facility	Control, monitoring, data or transmission equipment Associated storage Solar Collector (Accessory) Wind Energy Generator Accessory	Maintenance yard or building (see Light Industrial Service) Utility office (see Office) TV and radio studio (see Office) Reservoir or water supply (see Parks and Open Areas) Energy generating facility (see Heavy Manufacturing)



## Article 5 Permitted Uses

### 5.1 Use Interpretation

#### 5.1.4. Commercial Uses

##### A. Funeral Home

Funeral Home		
Characteristics: An establishment used primarily for human funeral services.		
Principal Uses	Accessory Uses	Uses Not included
Funeral home Crematorium	Ancillary indoor storage Associated offices Equipment and vehicle storage Facilities on the premises for embalming, performance of autopsies or other surgical procedures	Cemetery, or columbarium Memorial park (see Parks and Open Areas)

##### B. Indoor Recreation

INDOOR RECREATION		
Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities in an indoor setting.		
Principal Uses	Accessory Uses	Uses Not included
Adult entertainment Athletic, tennis, swim or health club Bar, nightclub, or tavern Bowling alley, game arcade, pool hall, skating rink Gymnastic facility, indoor sports academy Indoor firing range Private club or lodge (Private Nonprofit, Civic or Fraternal) Movie or other theater	Ancillary indoor storage Associated office Concessions Food preparation and dining area Pro shop or sales of goods related to the on-site activities of the specific use	Outdoor entertainment (see Outdoor Recreation)

## C. Outdoor Recreation

OUTDOOR RECREATION		
Characteristics: Commercial uses, varying in size, providing daily or regularly scheduled recreation or entertainment-oriented activities. Such activities may take place outdoors or within a number of structures.		
Principal Uses	Accessory Uses	Uses Not included
Athletic, tennis, swim or health club Campground, summer camp, recreational vehicle (RV) park Commercial stables Drive-in theater Firing range such as rifle range, archery range, handgun, or skeet shooting Golf course, country club, swim club, tennis club Hunting/fishing camp, dude ranch Outdoor entertainment activity such as batting cage, golf driving range, amusement park, miniature golf facility, swimming pool, tennis court or water park Paintball Skateboard or BMX bicycle park Stadium or arena, commercial amphitheater, ballfield	Ancillary indoor storage Associated offices Caretaker or security person housing Classroom Clubhouse Concessions Day care facility Equipment storage Food preparation or dining area Maintenance facility Pro shop or sales of goods related to the on-site activities of the specific use Rain shelter	Botanical garden, nature preserve (see Parks and Open Areas) Indoor recreational facility (see Indoor Recreation) Marina, boating facility (see Water Oriented Commercial Uses)

## D. Overnight Accommodation

OVERNIGHT ACCOMMODATIONS		
Characteristics: Residential units arranged for short term stays of less than 30 days for rent or lease.		
Principal Uses	Accessory Uses	Uses Not included
Hotel, motel, inn, extended-stay facility, bed and breakfast establishment Residency or Single Room Occupancy Hotel Retreat center	Ancillary indoor storage Associated offices Food preparation and dining facility Laundry facility Meeting facility Off-street parking Recyclable material storage (temporary) Swimming pool, other recreational facility	Campground, private (see Outdoor Recreation) Hunting/fishing camp, dude ranch (see Outdoor Recreation) Patient overnight accommodations (see Medical Facilities) Transient lodging, shelter for the homeless (see Social Service Facility) Recreational vehicle (RV) park (see Outdoor Recreation)

## Article 5 Permitted Uses

### 5.1 Use Interpretation

#### E. Commercial Parking

PARKING, COMMERCIAL		
Characteristics: Facilities that provide parking not accessory to a specific use for which a fee may or may not be charged.		
Principal Uses	Accessory Uses	Uses Not included
Park-and-ride facility Short- or long-term stand-alone parking facility	Structure intended to shield parking attendants from the weather	Bus barn (see Warehouse and Freight Movement) Sale or servicing of vehicles (see Vehicle Sales and Service)

#### F. Restaurants

RESTAURANTS		
Characteristics: Establishments that prepare and sell food for on- or off-premise consumption.		
Principal Uses	Accessory Uses	Uses Not included
Restaurant, fast-food restaurant, pizza delivery facility, drive-in, yogurt or ice cream shop Restaurant with alcohol sales.	Ancillary indoor storage Associated offices Microbrewery, Micro-distillery, Micro-winery Deck, patio for outdoor seating or dining Drive-through facility Valet parking facility	Bar, nightclub, or tavern (see Indoor Recreation) Production of more than 25,000 barrels per year (or applicable volume per current NCGS)

**G. Retail Sales and Service****RETAIL SALES AND SERVICE**

Characteristics: Companies or individuals involved in the sale, lease or rental of new or used products, or providing personal services or repair to the general public.

Principal Uses	Accessory Uses	Uses Not included
<p><b>Sales-Oriented:</b>  Convenience store (with or without gas sales)  Drive-through facility  Store selling, leasing or renting consumer, house, and business goods including alcoholic beverages, antiques, appliances, art supplies, baked goods, bicycles, books, cameras, floor coverings, crafts, clothing, computers, dry goods, electronic equipment, flowers, furniture, garden supplies, gasoline, gifts, groceries, hardware, home improvement, household products, jewelry, medical supplies, musical instruments, outdoor farmers market, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, sporting goods, stationery, tobacco and related products, vehicle parts, and videos</p> <p><b>Personal Service-Oriented:</b>  Art, music, or dance, gallery or studio  Athletic, tennis, swim or health club  Bulk mailing service  Catering facility (small-scale)  Driving schools  Laundry drop-off facility, Laundromat  Martial Arts  Hair, nail, tanning, massage therapy  Photocopy, blueprint, and quick-sign service  Psychic or medium  Security service  Tailor, milliner, upholsterer  Taxi dispatch center  Taxidermist  Veterinary clinic, animal hospital or kennel  Urgent care or emergency medical office</p> <p><b>Repair-Oriented:</b>  Appliance, bicycle, canvas product, clock, computer, gun, jewelry, locksmith, musical instrument, office equipment, radio, shoe, television or watch repair</p>	<p>Ancillary indoor storage  Associated offices  Food preparation and dining area  L.P. gas filling facility with storage capacity <math>\leq</math> 1,000 gallons (aggregate)  Manufacture or repackaging of goods for on-site sale  Public recycling drop-off site  Residential unit for security purposes (single unit)  Storage of goods</p>	<p>Adult videos (see Indoor Recreation)  Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause (see Heavy Industrial)  Car wash (see Vehicle Sales and Service)  Crematorium (see Light Industrial)  Large-scale catering (see Light Industrial Service)  Laundry or dry-cleaning plant (see Light Industrial Service)  Repair or service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service)  Restaurant (see Restaurants)  Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade)</p>

## Article 5 Permitted Uses

### 5.1 Use Interpretation

#### H. Self Service Storage

SELF-SERVICE STORAGE		
Characteristics: Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.		
Principal Uses	Accessory Uses	Uses Not included
Mini-warehouse Multi-story enclosed storage facility Storage garage	Associated office Outside storage of boats and campers On-site recycling facility Residential unit for security purposes (single unit)	Rental of light or medium trucks (see Vehicle Sales and Service) Storage area used as manufacturing use (see Light Industrial Services) Storage area used for sales, service, and repair operations (see Retail Sales and Service) Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred (see Warehouse and Freight Movement)

#### I. Vehicle Sales and Service

VEHICLE SALES AND SERVICE		
Characteristics: Direct sales of and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.		
Principal Uses	Accessory Uses	Uses Not included
Car wash Mobile housing sales Vehicle sales, rental, or leasing facilities (including passenger vehicles, motorcycles, trucks, boats, and other recreational vehicles) Vehicle service; including alignment shop, auto body shop, auto paint facility, auto upholstery shop, towing service Vehicle service, limited; including auto detailing, auto repair, battery sales and installation, fuel sales (other than with a convenience store), quick lubrication facilities, tire sales and mounting	Ancillary indoor storage Associated offices Incidental sale of parts Single-bay, automatic car wash Towing Vehicle fueling Vehicle storage	Convenience store with gasoline sales (see Retail Sales and Service) Retail sale of farm equipment and machinery and earth moving and heavy construction equipment (see Heavy Industrial) Vehicle parts sale as a principal use (see Retail Sales and Service)

**J. Water Oriented Commercial Uses**

<b>WATER ORIENTED COMMERCIAL USES</b>		
Characteristics: Commercial and manufacturing uses that require direct access to water.		
Principal Uses	Accessory Uses	Uses Not included
Boat repair and manufacture as a principal use Commercial marina Seafood processing and canning Storage of boats (dry or wet) Commercial docks	Selling, leasing or rental of covered or uncovered boat slips or dock space, dry storage space, boats and boat motors, marine fuel and lubricants, bait and fishing equipment Repair and maintenance of boats and boat motors (as an accessory use) Small boat hauling or launching facilities	Water park (see Outdoor Recreation) Private docks accessory to a principal residential or commercial use

**K. Microbrewery**

<b>MICROBREWERY</b>		
Characteristics: Establishments that make and sell beer for on- or off-premise consumption.		
Principal Uses	Accessory Uses	Uses Not included
Microbrewery, Micro-Distillery, Micro-Winery	Restaurant tasting room (breweries, distilleries, and wineries) Retail shop	Production of more than 25,000 barrels per year (or applicable volume per current NCGS)

**5.1.5. Office Uses****A. All Office Uses**

<b>OFFICE USES</b>		
Characteristics: Activities conducted in an office setting and focusing on business, government, professional, medical or financial services.		
Principal Uses	Accessory Uses	Uses Not included
Advertising office, business management consulting, data processing, financial business such as lender, investment or brokerage house, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency, business incubator Bank Conference center Counseling in an office setting Government office Medical, dental office Real Estate Sales Center TV or radio studio Utility office	Ancillary storage Cafeteria Day care Health facility Helistop Meeting room On-site day care, school or facility where children are cared for while parents or guardians are occupied on the premises Other amenity for the use of on-site employees Internal support retail Restaurants (without drive through)	Contractor or others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (see Light Industrial Service) Office/warehouse (see Warehouse and Freight Movement) Research, testing, and development laboratory (see Light Industrial Service) Urgent care or emergency medical office (see Retail Sales and Service) Retreat center (see Overnight Accommodation)

## Article 5 Permitted Uses

### 5.1 Use Interpretation

#### 5.1.6. Industrial Uses

##### A. Heavy Industrial

HEAVY INDUSTRIAL		
Characteristics: Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to general public limited.		
Principal Uses	Accessory Uses	Uses Not included
Animal processing, fats and oils, packing, treating, and storage, livestock slaughtering, canned, cured, or frozen fish Asphalt plant Brewery Commercial feed lots Concrete, cut stone, and clay products manufacturing plant Energy generating facility Furniture manufacturing and woodworking facilities Hazardous or low-level nuclear material disposal Heavy construction contractors operations Heavy equipment repair Livestock slaughtering Manufacture of aircraft and aircraft parts, boats, yachts, and ships, small arms ammunition, animal feeds, including dog and cat, alcoholic beverage products, asbestos, abrasive, or related products, batteries, floor coverings other than carpet, Metal coating and engraving Motor vehicle assembly Paper products, coating and laminating, pulp and paper mills Petroleum and related products, tires and inner tubes Processing of food and related products Production of chemical, paints, and allied products, rubber, leather and tanning, clay, bone, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including coating, enameling, engraving, and galvanizing, sawmill or planing mill Railroad freight yard Sale of farm equipment and machinery and earth moving and heavy construction equipment Surface active agents Tobacco products Wood products other than containers Wrecking, junk or salvage yard (including vehicle or mobile home salvage), major demolition debris landfill, scrap and waste industries	Aircraft and Boat Sales (as an Accessory Use to an Aircraft or Boat Manufacturing Facility only) Associated offices Automobile and Light Truck Sales and Rentals (as an Accessory Use to a vehicle wrecking, junk or salvage yard only) Cafeteria Product repair Repackaging of goods Retail Sales Warehouse, storage	Animal waste processing (see Waste-Related Service) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service) Store selling, leasing, or renting consumer, house, and business goods (see Retail Sales and Service)

**B. Light Industrial****Light Industrial**

Characteristics: Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

Principal Uses	Accessory Uses	Uses Not included
Building, heating, plumbing, or electrical contractor, contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site Catering facility, large-scale Clothing or textile manufacturing Commercial bakery Contractor's office and storage operations Crematorium Data Center/Data Storage Equipment rental Exterminator Janitorial and building maintenance service Heavy equipment repair L.P. gas filling facility with storage capacity > 1,000 gallons (aggregate) Laundry, dry-cleaning, and carpet cleaning plants Maintenance yard or facility Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items or electrical items, and toys Movie production facility Photo-finishing laboratory Printing, publishing, and lithography Production of artwork Repair of scientific or professional instruments, electric motors Regional recycling center Sheet metal shop Sign-making Soft drink bottling Storage area used for manufacturing Welding, machine, tool repair shop Woodworking, including cabinet makers and furniture manufacturing	Accessory medical clinic Ancillary indoor storage Associated office Cafeteria Day care Employee recreational facility L.P. gas filling facility with storage capacity ≤ 1,000 gallons (aggregate) On-site repair facility Residential unit for security purposes (single unit) Retail Sales and Service	Manufacture and production of goods from composting organic material (see Waste-Related Service) Outdoor storage yard (see Warehousing and Freight Movement) Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade) Small-scale catering establishments (see Restaurants)

Commissary,  
food trucks  
prep



## Article 5 Permitted Uses

### 5.1 Use Interpretation

#### C. Research and Development

RESEARCH AND DEVELOPMENT		
Characteristics: Firms engaged in the fields of research and development. Few customers, especially the general public, come to the site.		
Principal Uses	Accessory Uses	Uses Not included
Research, testing, and development laboratory, pilot plant, prototyping Research-related manufacturing	Accessory medical clinic Ancillary indoor storage Associated office Cafeteria Day care Employee recreational facility Major utilities, such as water towers and electrical substations On-site repair facility Outdoor storage, storage of hazardous and nuclear materials, incinerators, warehousing and employee retail and service facilities Residential unit for security purposes (single unit)	Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade) Small-scale catering establishments (see Restaurants)

#### D. Resource Extraction

RESOURCE EXTRACTION		
Characteristics: Characterized by uses that extract minerals and other solids and liquids from land		
Principal Uses	Accessory Uses	Uses Not included
Drilling for oil or natural gases Extraction of sand, gravel or minerals, borrow pit Mining, Class I Mining, Class II Quarries	Ancillary indoor storage Associated offices Equipment storage	Solid or liquid waste transfer or composting (see Waste-Related Service) Stockpiling of sand, gravel, or other aggregate materials (See Warehouse and Freight movement)

**E. Warehouse and Freight Movement**

<b>WAREHOUSE AND FREIGHT MOVEMENT</b>		
Characteristics: Firms involved in the storage or movement of goods for themselves or other firms. Goods are delivered to other firms or the final consumer with little on-site sales activity to customers.		
Principal Uses	Accessory Uses	Uses Not included
Bulk storage, including nonflammable liquids, feed and grain storage, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store Bus barn Outdoor storage yard Parcel services Stockpiling of sand, gravel, or other aggregate materials Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred	Ancillary indoor storage Associated office Cafeteria Daycare Employee recreational facility L.P. gas filling facility with storage capacity $\leq$ 1,000 gallons (aggregate) Outdoor storage yard Residential unit for security purposes (single unit) Truck fleet parking and maintenance area	Bulk storage of flammable liquids with a capacity greater than 1,000 gallons aggregate (see Heavy Industrial) Contractor's office and storage operations (see Light Industrial) Mini-warehouse, multi-story enclosed storage facility, storage garages (see Self-Service Storage) Solid or liquid waste transfer or composting (see Waste-Related Service)

**F. Waste Related Service**

<b>WASTE-RELATED SERVICE</b>		
Characteristics: Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.		
Principal Uses	Accessory Uses	Uses Not included
Animal waste processing Landfill (including Construction and Demolition), incinerator, non-hazardous private solid waste disposal Composting and manufacture and production of goods from composting organic material Recyclable material storage, including construction material Recycling center Solid or liquid water transfer or composting Transfer station	Ancillary indoor storage Associated office Off-street parking On-site refueling and repair Recycling of material Repackaging and shipment of by-products	Stockpiling of sand, gravel, or other aggregate materials (see Warehouse and Freight Movement)

## Article 5 Permitted Uses

### 5.1 Use Interpretation

#### G. Wholesale Trade

WHOLESALE TRADE		
Characteristics: Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.		
Principal Uses	Accessory Uses	Uses Not included
Mail-order house Sale of ammunition, animals, and animal products agricultural chemicals, pesticides or fertilizers, chemicals and allied products, grain and field beans, livestock, lumber and other construction materials, construction and mining machinery, farm and garden machinery, minerals, petroleum and petroleum products resins, restaurant equipment, and store fixtures, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, Wholesaling of food, clothing, auto parts, and building hardware	Accessory medical clinic Ancillary indoor storage Associated offices Cafeteria Day care Minor fabrication services Product repair Repackaging of goods Residential unit for security purposes (single unit) Warehouse	Store selling, leasing, or renting consumer, house or business goods, wholesale club (see Retail Sales and Service) Warehouse, freight movement (see Warehouse and Freight Movement) Warehouse or wholesale club (see Retail Sales and Service) Major demolition debris landfill, scrap and waste industries (see Heavy Industrial)

#### H. Business Parks

Business Parks		
Characteristics: Business parks are designed developments and are preferentially located where highway, rail or airport facilities are within a short distance. Uses within these parks do not emit excessive odors, noise or other potentially objectionable characteristics typically associated with traditional industrial operations.		
Principal Uses	Accessory Uses	Uses Not included
Light manufacturing Advanced Manufacturing Assembly facility Warehouse and/or distribution center Research and development facility Customer service/call center Office Uses Fabrication of metal or other materials Service operations such as building trades including warehousing, sales showrooms, etc. Small to mid-scale manufacturing facilities utilizing advanced technology and/or materials Wholesale Trade  Business Park uses in a residential Planned Development are subject to approval by the Planning Board in accordance with Section 3.3.3.B.7.ii.	Accessory medical clinic Associated office(s) Cafeteria Day care Product repair Repackaging of goods Retail sales and service Vehicle and machinery sales – as an accessory use to a manufacturing facility Warehouse, storage	Manufacture and production of goods from composting organic material (see Waste-Related Service) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service) Heavy industrial uses requiring large-scale sites Industrial uses that require a Special Use Permit

## I. Industrial Parks

Industrial Parks		
Characteristics: Industrial parks are preferentially located in suburban to rural areas where highway, rail or airport facilities are within a short distance. An area specially designated and landscaped to accommodate light and some heavy industrial uses.		
Principal Uses	Accessory Uses	Uses Not included
All Light Industrial Advanced Manufacturing Assembly facility Business Parks Research and development facility Customer service/call center Fabrication of metal or other materials Furniture manufacturing and woodworking facilities Light manufacturing Manufacture of aircraft and aircraft parts, boats, yacht, and ships, small arms ammunition, animal feeds, including dog and cat, alcoholic beverage products, asbestos, abrasive, or related products, batteries, floor coverings other than carpet Metal coating and engraving Motor vehicle assembly Office Uses Processing of food and related products Sale of farm equipment and machinery and earth moving and heavy construction equipment Warehouse, Freight Movement and/or distribution center Wholesale Trade Wood products other than containers	Accessory medical clinic Aircraft and Boat Sales (as an accessory to an Aircraft or Boat Manufacturing facility only) Associated office(s) Automobile and Light Truck Sales and Rentals (as an accessory to an Automobile and Truck Manufacturing) Manufacturing facility only Cafeteria Day care Employee recreational facility L.P. Gas Filling Facility with storage capacity $\leq$ 1,000 gallons (aggregate) On-site repair facility Residential unit for security purposes (single unit) Outdoor storage yard Product repair Repackaging of goods Retail sales and service Truck fleet parking and maintenance area Vehicle and machinery sales – as an accessory use to a manufacturing facility Warehouse, storage	Bulk storage of flammable liquids with a capacity greater than 1,000 gallons aggregate Manufacture and production of goods from composting organic material (see Waste-Related Service) Repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service) Solid or liquid waste transfer or composting (see Waste-Related Service) Industrial uses that require a Special Use Permit

## 5.1.7. Outdoor Lodging

## A. All Outdoor Lodging

Outdoor Lodging		
Characteristics: Commercial or not-for-profit parcels on which seasonal facilities are provided for all or any of the following: camping in tents, recreational vehicles or cabins, picnicking, boating, fishing, swimming, outdoor games and sports, and activities.		
Principal Uses	Accessory Uses	Uses Not included

## Article 5 Permitted Uses

### 5.2 Use Table

Campground, summer camp, recreational vehicle (RV) park Nude campground Outdoor RV Resort	Ancillary indoor storage Associated offices Caretaker or security person housing Clubhouse Concessions Equipment storage Food preparation or dining area Maintenance facility Rain shelter	Botanical garden, nature preserve (see Parks and Open Areas) Indoor recreational facility (see Indoor Recreation) Marina, boating facility (see Water Oriented Commercial Uses) Mobile home park or subdivision (see Household Living) Golf, golf driving ranges, miniature golf Mechanical amusement devices Permanent housing facilities for guests
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### 5.2 USE TABLE

Key to Permitted Use Table	
Permitted	A "P" in the use table indicates that a use is permitted by right in the respective district. Such uses are also subject to all other applicable requirements of this Ordinance.
Limited	An "L" in the use table indicates that a use may be permitted administratively, subject to additional limited use standards contained in Section 5.3, Limited Use Standards. The applicable limited use standards are cross-referenced in the far right column of the use table. Such uses are subject to all other applicable requirements of this Ordinance.
SUP	An "SUP" indicates a use that may be permitted in the respective district only where approved by the Zoning Board of Adjustment in accordance with Section 3.5 Special Use Permit. An "SUP" indicates a use that may be permitted in the respective district only where approved by the Planning Board in accordance with Section 3.5. Uses requiring Special Use Permits are subject to all other applicable requirements of this chapter, including the additional limited use standards contained in Section 5.3, Limited Use Standards, except where such use standards are expressly modified by the approving authority as part of the Special Use Permit approval.
Blank Cell	Not allowed.
"Standards"	Cross-reference to any use standard listed in Section 5.3, Limited Use Standards. Where no cross-reference is shown, no additional use regulations shall apply.

#### 5.2.1. Uses Not Specifically Listed

- A. Any use not specifically listed in this chapter is expressly prohibited, unless the Planning Director determines in accordance with Section 9.7, Written Interpretation, that the use is similar to a permitted individual use or permitted group of uses as listed in this Article. Where such similar permitted individual use or permitted group of uses is subject to a limited use standard contained in this Article or special use permit review, the proposed use shall also be subject to such standard or approval. The Planning Director shall not amend this chapter by adding to or eliminating any use standard for the proposed use.
- B. Where a use not listed is found by the Planning Director not to be similar to any other permitted individual use or permitted group of uses, the use shall be permitted only following a text amendment in accordance with Section 3.7, Ordinance Text Amendment. The decision of the Planning Director may be appealed to the Board of Adjustment.
- C. When considering the appropriate districts for a use not listed in the Permitted Use Table, the district intent statements (see **Article 4**, Zoning Districts) shall be taken into consideration.
- D. Determination of an appropriate group of uses for a proposed use not currently listed shall be made by applying the following criteria:

## Article 5 Permitted Uses

### 5.2 Use Table

1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category.
2. The relative amount of site area or floor space and equipment devoted to the activity.
3. Relative amounts of sales from each activity.
4. The customer type for each activity.
5. The relative number of employees in each activity.
6. Hours of operation.
7. Building and site arrangement.
8. Types of vehicles used and their parking requirements.
9. The relative number of vehicle trips generated.
10. Signs.
11. How the use is advertised.
12. The likely impact on surrounding properties.
13. Whether the activity is likely to be found independent of the other activities on the site.

#### 5.2.2. Developments with Multiple Principal Uses

- A. When all principal uses of a development fall within one use category (see Section 5.1, Use Interpretation) the entire development shall be assigned to that use category.
- B. When the principal uses of a development fall within different group of uses or no group of uses, each principal use shall be classified in the applicable group of uses or treated as an individual use and each use shall be subject to all applicable regulations for that group of uses or individual use.
- C. A development comprised of uses regulated by separate rows on the Permitted Use Table shall be reviewed using the most restrictive process from among the proposed uses.

*Commentary: If a proposed development includes a gas station, library and a restaurant, including outparcels, and one of those uses is only permitted with a special use permit in the district, then the entire development requires special use permit review.*

- D. Where a use requiring approval as a limited use or a special use lies on a separate legal parcel, only the building containing the use and its separate parcel shall be subject to review, not the entire project. However, where the separate legal parcel is an outparcel, the application shall describe the relationship of the outparcel to the remaining site.

*Commentary: For example, where a vehicle repair shop in a C-LD District (subject to special use review) is an outparcel within a larger retail development, the special use permit shall review the outparcel only – not the entire development. However, where a special use is proposed in a building that contains a variety of other uses, the entire building and its associated parcel(s) of land shall require special use review.*

- E. Multiple dwellings as principal uses on a single parcel shall be subject to Section 5.4.3.