# 4. AUTHORIZED USES

## A. TABLE OF AUTHORIZED PRINCIPAL LAND USES

For the following identified uses and districts, the table below indicates whether identified principal uses are Permitted by Right (R), Conditional Use (C) or Special Exception (S) in each Zoning District. Only one principal use, as identified in the use chart below, is permitted on a lot or parcel.

R = Use by Right
C = Conditional Use
S = Special Exception
-- = Not Permitted
PRD = Planned Residential Development

| | R1 Low Density Residential | R2 Medium Density Residential | R3 High Density Residential | C Commercial | MU Mixed Use Neighborhood | CD Special Conservation | I1 Light Industrial | I2 Heavy Industrial | BP Business Park | OP Office Park |
|---|---|---|---|---|---|---|---|---|---|---|
| **Residential Uses** | | | | | | | | | | |
| Apartment Building, 2-story | -- | -- | R | R | R | -- | -- | -- | R | -- |
| Apartment Building, 3-story | -- | -- | -- | R | R | -- | -- | -- | R | -- |
| Apartment Building, 4-story | -- | -- | -- | R | -- | -- | -- | -- | R | -- |
| Mobile Homes, within a Mobile Home Park only | -- | -- | R | -- | -- | -- | -- | -- | -- | -- |
| Planned Residential Development | PRD | PRD | PRD | -- | PRD | -- | -- | -- | -- | -- |
| Single Family Dwelling | R | R | R | -- | C | -- | -- | -- | -- | -- |
| Townhouses | -- | R | R | -- | R | -- | -- | -- | -- | -- |
| Two Family Dwelling / Duplex | -- | R | R | -- | R | -- | -- | -- | -- | -- |
| Quadruplex | -- | R | R | -- | -- | -- | -- | -- | -- | -- |
| | | | | | | | | | | |
| **Non-Residential Uses** | | | | | | | | | | |
| Adult Businesses | -- | -- | -- | -- | -- | -- | -- | S | -- | -- |
| Agriculture | R | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Animal Day Care | -- | -- | -- | R | -- | -- | -- | -- | -- | -- |
| Animal Shelter | -- | -- | -- | C | -- | -- | R | -- | -- | -- |
| Assisted Living Facility | -- | -- | C | -- | -- | -- | -- | -- | -- | -- |

| | R1 Low Density Residential | R2 Medium Density Residential | R3 High Density Residential | C Commercial | MU Mixed Use Neighborhood | CD Special Conservation | I1 Light Industrial | I2 Heavy Industrial | BP Business Park | OP Office Park |
|---|---|---|---|---|---|---|---|---|---|---|
| Banquet Facility | -- | -- | -- | C | -- | -- | -- | -- | C | -- |
| Bar / Nightclub | -- | -- | -- | C | C | -- | -- | -- | -- | -- |
| Bed and Breakfast | C | C | C | -- | -- | C | -- | -- | -- | -- |
| Billboard | -- | -- | -- | C | -- | -- | C | C | -- | -- |
| Casino | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Cemetery | -- | -- | -- | -- | -- | -- | R | -- | -- | -- |
| Communications Antenna, existing structure | C | C | -- | R | R | -- | R | R | R | -- |
| Communications Tower | C | -- | -- | C | C | -- | C | C | C | C |
| Conference Center | -- | -- | -- | -- | -- | -- | -- | -- | R | R |
| Contractor's Office/Yard | -- | -- | -- | -- | -- | -- | R | R | -- | -- |
| Correctional Institution | -- | -- | -- | -- | -- | -- | C | -- | -- | -- |
| Crematorium | -- | -- | -- | -- | -- | -- | C | C | -- | -- |
| Day Care Center | -- | -- | -- | C | C | -- | -- | -- | -- | -- |
| Dry-Cleaning Facility | -- | -- | -- | -- | -- | -- | R | R | -- | -- |
| Distributed Antenna System | -- | -- | -- | C | C | -- | C | C | C | C |
| Distribution Center | -- | -- | -- | -- | -- | -- | R | R | R | -- |
| Drive-In Theater | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Entertainment Facility, Indoor | -- | -- | -- | R | C | -- | -- | -- | -- | -- |
| Essential Services | S | S | S | R | -- | -- | R | -- | -- | -- |
| Farm | R | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Farm, Commercial | -- | -- | -- | -- | -- | -- | C | C | -- | -- |
| Farm, Hobby | R | R | -- | -- | -- | -- | -- | -- | -- | -- |
| Financial Institution | -- | -- | -- | R | R | -- | -- | -- | R | R |
| Financial Institution, with Drive-Thru Facilities | -- | -- | -- | C | C | -- | -- | -- | R | C |
| Forestry | R | R | R | R | R | R | R | R | R | R |
| Funeral Home | -- | -- | -- | R | -- | -- | R | -- | -- | -- |
| Gasoline Service Station | -- | -- | -- | C | C | -- | R | R | C | -- |
| Gasoline Service Station with Small Retail and/or Auto Wash | -- | -- | -- | C | -- | -- | C | C | C | -- |
| Greenhouse/Nursery | -- | -- | -- | R | -- | -- | -- | -- | -- | -- |
| Government Offices | -- | -- | R | R | R | R | R | R | R | R |
| Grocery Store | -- | -- | -- | R | C | -- | -- | -- | -- | -- |
| Group Care Facility | -- | -- | -- | C | C | -- | -- | -- | -- | -- |
| Helipad | -- | -- | -- | -- | -- | -- | C | C | C | C |

| | R1 Low Density Residential | R2 Medium Density Residential | R3 High Density Residential | C Commercial | MU Mixed Use Neighborhood | CD Special Conservation | I1 Light Industrial | I2 Heavy Industrial | BP Business Park | OP Office Park |
|---|---|---|---|---|---|---|---|---|---|---|
| Hospitals | -- | -- | -- | C | -- | -- | -- | -- | -- | R |
| Hotel | -- | -- | -- | R | C | -- | C | -- | C | C |
| House of Worship | C | C | C | R | R | -- | R | -- | R | R |
| Independent Living Facility | -- | -- | R | -- | R | -- | -- | -- | -- | -- |
| Junk Yard/Salvage Yard | -- | -- | -- | -- | -- | -- | S | -- | -- | -- |
| Kennel | -- | -- | -- | -- | -- | -- | C | -- | -- | -- |
| Landscape Contractor | -- | -- | -- | -- | -- | -- | R | R | -- | -- |
| Laundry Facility | -- | -- | -- | R | -- | -- | R | R | -- | -- |
| Library | -- | -- | -- | R | -- | -- | -- | -- | -- | -- |
| Manufacturing Facility, Heavy | -- | -- | -- | -- | -- | -- | -- | C | -- | -- |
| Manufacturing Facility, Light | -- | -- | -- | -- | -- | -- | C | C | -- | -- |
| Marina | -- | -- | -- | -- | -- | -- | C | C | -- | -- |
| Marine Repair Facility | -- | -- | -- | -- | -- | -- | C | C | -- | -- |
| Medical Marijuana Dispensary | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Medical Marijuana Grower/Processor | -- | -- | -- | -- | -- | -- | -- | C | -- | -- |
| Medical Clinic | -- | -- | -- | -- | -- | -- | -- | -- | R | R |
| Methadone Treatment Facility | -- | -- | -- | -- | -- | -- | C | -- | -- | -- |
| Micro-Brewery/Micro-Distillery | -- | -- | -- | R | C | -- | -- | -- | -- | -- |
| Mobile Food Vendor | -- | -- | -- | R | R | -- | -- | -- | C | C |
| Motel | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Movie Theater | -- | -- | -- | R | C* | -- | -- | -- | -- | -- |
| Museum | -- | -- | -- | R | -- | -- | -- | -- | -- | -- |
| Natural Gas Compressor Station | -- | -- | -- | -- | -- | -- | -- | C | -- | -- |
| Natural Gas Processing Plant | -- | -- | -- | -- | -- | -- | -- | C | -- | -- |
| Nursing Home | -- | -- | C | C | -- | -- | -- | -- | -- | -- |
| Office, Business, Professional, or Research | -- | -- | -- | R | R | -- | -- | -- | R | R |
| Oil and Gas Well, Deep and Horizontal (unconventional) | -- | -- | -- | -- | -- | -- | C | C | -- | -- |
| Personal Care Boarding Homes | -- | -- | C | -- | C | -- | -- | -- | -- | -- |
| Parking Structure | -- | -- | -- | C | C* | -- | C | C | C | C |

| | R1 Low Density Residential | R2 Medium Density Residential | R3 High Density Residential | C Commercial | MU Mixed Use Neighborhood | CD Special Conservation | I1 Light Industrial | I2 Heavy Industrial | BP Business Park | OP Office Park |
|---|---|---|---|---|---|---|---|---|---|---|
| Personal Services | -- | -- | -- | R | R | -- | -- | -- | R | -- |
| Private Club | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Public Service Corporation Facilities | S | S | S | S | S | S | S | S | S | S |
| Recreation Facility, Indoor | -- | -- | -- | C | C | -- | C | -- | -- | -- |
| Recreation Facility, Outdoor | -- | -- | -- | C | -- | -- | C | -- | -- | -- |
| Recreation-related Commercial Uses | -- | -- | -- | -- | -- | R | -- | -- | -- | -- |
| Residence in Combination with Business | -- | -- | -- | -- | R | -- | -- | -- | -- | -- |
| Low-Impact Outdoor Recreation Facility | -- | -- | -- | -- | -- | C | -- | -- | -- | -- |
| Recreation Facility, Municipal | R | R | R | R | R | R | R | R | R | R |
| Restaurant | -- | -- | -- | R | C | -- | R | -- | R | -- |
| Restaurant, with Drive-Thru Facilities | -- | -- | -- | C | C | -- | C | -- | -- | -- |
| Retail Sales, Large | -- | -- | -- | R | -- | -- | R | -- | R | -- |
| Retail Sales, Small | -- | -- | -- | R | R | -- | -- | -- | R | -- |
| Schools, Public or Private | C | C | C | R | -- | -- | -- | -- | -- | -- |
| Schools, Commercial | C | C | C | R | -- | -- | R | -- | -- | -- |
| Self-Storage Facilities | -- | -- | -- | -- | -- | -- | C | C | -- | -- |
| Shopping Centers | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Short-term Rentals | R | R | R | -- | R | -- | -- | -- | -- | -- |
| Solar Energy Facility | C | -- | -- | -- | -- | -- | C | C | -- | -- |
| Special Event Barn | C | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Special Event Venue | -- | -- | -- | R | R | -- | -- | -- | -- | -- |
| Stadium or Arena | -- | -- | -- | -- | -- | -- | C | C | -- | -- |
| Storage Containers | -- | -- | -- | -- | -- | -- | S | S | -- | -- |
| Storage Garages | -- | -- | -- | -- | -- | -- | R | -- | -- | -- |
| Studio, Art, Music, Photo | -- | -- | -- | R | R | -- | -- | -- | -- | -- |
| Surface Mining | C | -- | -- | -- | -- | -- | C | -- | -- | -- |
| Swimming Pool, Community or Club | -- | -- | -- | R | -- | -- | -- | -- | -- | -- |
| Theater | -- | -- | -- | R | R* | -- | -- | -- | -- | -- |
| Truck Terminal | -- | -- | -- | -- | -- | -- | R | R | -- | -- |
| Uses not Listed, Comparable | -- | -- | S | S | S | -- | S | S | S | S |

| | R1 Low Density Residential | R2 Medium Density Residential | R3 High Density Residential | C Commercial | MU Mixed Use Neighborhood | CD Special Conservation | I1 Light Industrial | I2 Heavy Industrial | BP Business Park | OP Office Park |
|---|---|---|---|---|---|---|---|---|---|---|
| Uses Not Listed | -- | -- | -- | -- | -- | -- | S | S | -- | -- |
| Veterinary Office | -- | -- | -- | R | R | -- | R | -- | -- | -- |
| Vehicle Sales | -- | -- | -- | C | -- | -- | R | R | -- | -- |
| Vehicle Sales/Service | -- | -- | -- | C | -- | -- | R | R | -- | -- |
| Vehicle Service/Repair | -- | -- | -- | C | -- | -- | R | R | -- | -- |
| Vehicle Service Station | -- | -- | -- | C | -- | -- | R | R | -- | -- |
| Vehicle Wash | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Veterinary Hospital | -- | -- | -- | C | -- | -- | -- | -- | -- | -- |
| Warehouse | -- | -- | -- | -- | -- | -- | C | C | C | -- |
| Wireless Communication (Non-Tower Based) | C | -- | -- | C | C | -- | C | C | C | C |

* (as part of mixed of a mixed-use development only)

## B. AUTHORIZED USES IN OVERLAY DISTRICTS

For the following identified uses and districts, the table below indicates whether identified principal uses are Permitted by Right (R), Conditional Uses (C) or Special Exceptions (S) in each Zoning District Overlay. Only one principal use, as identified in the use chart below, is permitted on lot or parcel.

R = Use by Right
C = Conditional Use
S = Special Exception
-- = Not Permitted
PRD = Planned Residential Development

| | OG-C Oil and Gas Overlay – Conventional Wells |
|---|---|
| Oil and Gas Well, Shallow and Vertical (conventional) | C |

## C. TABLE OF AUTHORIZED ACCESSORY USES

The table below indicates whether identified accessory uses are permitted in each zoning district. Any accessory use specifically listed below that is also a principal use permitted as conditional use in any zoning district must also meet the conditional use requirements of this Ordinance for that use.

| **P=Permitted**<br>**N = Not Permitted** | R1 Low Density Residential | R2 Medium Density Residential | R3 High Density Residential | C Commercial | MU Mixed Use Neighborhood | CD Special Conservation | I1 Light Industrial | I2 Heavy Industrial | BP Business Park | OP Office Park |
|---|---|---|---|---|---|---|---|---|---|---|
| Commercial Uses, Accessory | N | N | N | P | P | P | P | P | P | P |
| Accessory Agricultural Uses | P | P | N | N | N | N | N | N | N | N |
| Accessory Residential Uses | P | P | P | N | N | N | N | N | N | N |
| Billboard | N | N | N | P | N | N | I | I | N | N |
| Drive Through Facilities | N | N | N | P | P | P | P | P | P | P |
| Home Occupation, including Day Care Home | P | P | P | N | N | N | N | N | N | N |
| Keeping of Farm Animals on Residential Property | P | P | P | N | N | N | N | N | N | N |
| Mobile Food Vendor | N | N | N | P | P | N | P | P | P | P |
| No-Impact Home Based Business | P | P | P | N | N | N | N | N | N | N |
| Office Trailer | P | P | P | P | P | P | P | P | P | P |
| Parking Lot | N | N | N | P | P | P | P | P | P | P |
| Restaurant, with Hotel or Conference Center | N | N | N | N | N | N | N | N | N | P |
| Shed | P | P | P | N | N | N | N | N | N | N |
| Shelter for Domestic Pets | P | P | P | N | N | N | N | N | N | N |
| Small-scale Alternative Energy Systems (wind, solar) | P | P | P | P | P | P | P | P | P | P |
| Special Events Barn | P | N | N | N | N | N | N | N | N | N |
| Storage Container/Trailer | N | N | N | N | N | N | P | P | N | N |
| Swimming Pool | P | P | P | N | N | N | N | N | N | N |
| Uses not listed and customarily incidental to the permitted principal uses in the District | P | P | P | P | P | P | P | P | P | P |
| Watchman's Facilities | N | N | N | N | N | N | P | P | N | N |
| Wireless Communications (non-tower based) | P | P | P | P | P | P | P | P | P | P |