

**Project Number and Reference: ZT 2023-0098 (Downtown UDO Amendments)**  
**Planning Board Meeting Date: July 18, 2023**  
**Town Council Meeting Date: TBD**

**Chapter 560 570 Permitted Uses**

**560 570.010 Table of Permitted Uses**

The use table at the link below identifies uses authorized or prohibited within the zoning districts identified in DIVISION 500. The use codes are as follows: P = Permitted Use; C = Conditional Zoning; and "X" = Prohibited Use/Not Permitted.

Table ~~500-4~~ 500-5: Table of Permitted Uses

Use Category	Use Type	Business / Office / <del>Village-Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts <del>and Village Center Overlay</del>								Industrial Districts		Use Specific Standards	Land Use Group
		<del>GBD</del> DCD <sup>1</sup>	NBD	GBD	RBD	O-VCD	<del>O-DD</del> DTD <sup>1</sup>	DTD-R <sup>1</sup>	I	L-I	H-I		
Household Living	Accessory Apartments	X P	X	X	X	X	X P	P	X	X	X	See Section 710.060 Accessory Apartment Use Standards.	NA
	Multi-Unit Apartments (3 or more units)	C P	X	X	X	C	C P	X	X	X	X		2
	Single-Family Detached (Site Built or Modular)	X	X	X	X	P	P* -	P	X	X	X	* See Chapter 640 Downtown Master Plan Overlay District for limitations.	NA
	Single-Family (Class A Manufactured Home)	X	X	X	X	X	X	X	X	X	X		NA
	Single-Family (Class B Manufactured Home)	X	X	X	X	X	X	X	X	X	X		NA
	Townhouse	C P	X	X	X	C	C P	X	X	X	X		1
	Two-Family Dwelling	C -	X	X	X	C	P	X	X	X	X		1
	Upper-Story Residential	P	X	C	X	P	P	X	X	X	X		NA
Group Living	Boarding or Rooming Houses	X	X	X	X	X	X	X	X	X	X		NA
	Group Homes, Small	X	X	X	X	X	X	X	X	X	X		NA
	Group Homes, Large	X	X	X	X	X	X	X	X	X	X		1
	Special Care Facility	X	X	C	C	X	X	X	C	C	X		1
	Halfway House	X	X	X	X	X	X	X	X	X	X		1
Elder Care	Nursing Care or Skilled Care Facility, Assisted Living Facility, Senior	C	C	P	X	C	C	X	P	X	X		2

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	Housing, Independent Living, Continuing Care Facility													
Agriculture	Agricultural Operations with Livestock	X	X	X	X	X	X	X	X	X	X	X	No livestock or poultry may be kept within 150 feet of an adjoining lot line.	NA
	Agricultural Operations without Livestock	X	X	X	X	X	X	X	X	X	X	X		NA
	Agriculture Support and Service Activities	X	X	X	X	X	X	X	X	X	X	X	No livestock or poultry may be kept within 150 feet of an adjoining lot line.	2
	Greenhouse or Nursery (Wholesale)	X	X	X	X	P*	X	X	X	X	P	X		1
	Greenhouse/ Garden Center (Retail)	X	X	P	P	X	X	X	X	X	X	X		2
	Horseback Riding Stables	X	X	X	X	X	X	X	X	X	X	X		1
	Farrier Shop	X	X	P	P	X	X	X	X	X	X	X		2
	Equine Stables accessory to Single-Family residence	X	X	X	X	X	X	X	X	X	X	X		NA
	Silviculture Operations	X	X	X	X	X	X	X	X	X	X	X		NA
	Slaughterhouse	X	X	X	X	X	X	X	X	X	X	C		3
Animal Services	Animal Foster Care	X	X	X	X	X	X	X	X	X	X		NA	
	Animal Services – veterinarian offices (may include indoor kennels, and boarding facilities as accessory uses)	<del>P</del> X	P	P	P	C	C	X	X	P	X	All outdoor run perimeter to be 100 feet from a residential property. * Minimum 2 acres in RSF district and front a thoroughfare or	2	

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												boulevard roadway. Kennels and boarding in O-VCD or <del>O-DD Downtown</del> districts only associated with medical care.	
	Indoor/ Outdoor Boarding Kennel, Day Care, Animal Shelter	X	X	C	P	X	X	X	X	P	X		2
	Sales and Grooming	<del>P</del> X	P	P	P	P	P*	X	X	P	X	All outdoor run perimeter to be 100 feet from a residential property. * No outdoor runs.	1
Artist Work and Sales Space	Artisan Production (cabinet making, glass blowing, metal smithing, etc.)	<del>C</del> X	C	P	P	P*	C	X	X	P	X		1
	Artist Studio and Art Galleries	P	P	P	P	P	P	X	P	P	X		2
	Recording Studios	<del>P</del> C	P	P	P	P	<del>P</del> C	X	P	P	X		2
Day Care	Adult Day Care Center	<del>P</del> X	P	P	P	P	P	X	P	C*	X	* See Section 540.010 District Descriptions for Light Industrial District	1
	Adult Day Care Home (up to 6 enrollees)	<del>P</del> X	P	X	X	X	X	P	X	X	X		
	Child Care Center	<del>P</del> X	P	P	P	P	P	X	P	C*	X	* See Section 540.010 District Descriptions for Light Industrial District.	1
	Family Child Care Home (up to 9 enrollees)	<del>P</del> X	P	X	X	X	X	X	P	X	X	Refer to Division 1600	

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												Terminology and Measurements for Family Child Care Home.	
Educational Uses	Business or Trade Schools	P	P	P	P	P	P	X	P	P	X		2
	College or University	P	P	P	P	P	P	X	P	P	X		1
	School, Public or Private	P	P	P	X	P	P	X	P	X	X		1
Event and Entertainment	Adult Uses	X	X	X	P	X	X	X	X	X	X		3
	Amusement Arcades and Billiard Parlors	<del>P</del> X	P	P	P	P	P	X	X	X	X		2
	Banquet Hall and Event Venue	P/C*	P	P	P	P	P	X	P	X	X	* Conditional with outside events.	2
	Convention Facility	P	P	P	P	P	P	X	P	X	X		2
	Electronic Gaming Operation	X	X	X	C	X	X	X	X	X	X		2
	Escape Room or Roll Play Gaming Establishment	P	P	P	P	P	P	X	X	X	X		2
	Fraternal Organization or Lodge	<del>P</del> X	P	P	P	P	P	X	P	X	X		2
	Hookah Lounge	X	X	C	C	X	X	X	X	X	X		2
	Private Club/Tavern	X	X	C	C	C	<del>C</del> X	X	X	X	X		2
	Theater, Motion Picture	P	P	P	P	P	P	X	P	X	X	Conditional Zoning approval required for outdoor theater use.	2
	Theatrical Playhouse (Excluding Adult Use)	P	P	P	P	P	P	X	P	X	X	Conditional Zoning approval required for outdoor theater use.	2
Food Service	Bakery	P	P	P	P	P	P	X	P	P*	P	* See Chapter 540. Industrial Zoning Districts, Section 540.040,	2

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												D. Floor Area Limits for Ancillary Service Establishments.	
	Breweries, Distilleries, Wineries	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	X	X	P/C*	P/C*	See Chapter 7230. Breweries, Distilleries and Wineries. * Conditional Zoning approval for outdoor operations.	2
	Catering Kitchen/ Food Production	<del>P</del> X	P	P	P	P	P	X	P	P*	X		2
	Delicatessen	P	P	P	P	P	P	X	P	P*	X	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Coffee Shop and Ice Cream Store	P	P	P	P	P	P	X	P	P*	X	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Restaurants without drive-through service	P	P	P	P	P	P	X	P	P*	X	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Restaurants with drive-through service	<del>P</del> P*	C	P	P	P	C	X	X	X	X	* Drive-through only allowed in DCD with a determination by the Planning Director looking for a reduction in stacking spaces in Chapter 1040	2

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												Stacking Spaces for Drive-Through Businesses; and screening from the streetscape and integration into the overall site/building design.	
Financial Services	Banks, Consumer Investment Services, Consumer Loan Offices, Savings and Loan Association	P/C*	P/C*	P	P	P	P/C*	X	P	X	X	* Conditional Zoning approval required for facilities with drive-thru windows.	2
	Payday Loan Stores	X	X	C	C	X	X	X	X	X	X		2
Funeral and Interment Service	Cemetery or Mausoleum	<del>P</del> X	P	P	X	X	<del>P</del> X	X	P	X	X	Must be at least 40 feet from adjacent property lines and street right-of-ways.	2
	Crematorium (stand-alone with no Funeral Services)	X	X	X	P	X	X	X	X	P	P		3
Funeral and Interment Service	Funeral Home	<del>C</del> X	C	P	P	C	C	X	P	X	X		2
	Detention Center	X	X	X	X	X	X	X	C	P	P		3
Government Facilities	Emergency Services	P	P	P	P	P	P	X	P	P	P		2
	Government Office	P	P	P	P	P	P	X	P	P	X		1
	Library and Cultural Exhibits/ Museum	P	P	P	P	P	P	X	P	X	X		1
	Post Office	P	P	P	P	P	P	X	P	P	X		2
	Community Service Uses	<del>P</del> C	P	P	P	C	<del>C</del> P	X	P	X	X		2
	Social Service Agencies	<del>P</del> C	P	P	P	P	P	X	P	P	X		2
Health Care	Hospital	X	X	P	P	X	P	X	P	X	X		2
Lodging	Bed and Breakfast	P	P	X	X	X	P	C	P	X	X	See Chapter 740. Bed and Breakfast.	1

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	Hotel	C	C	C	P	C	C	X	X	X	X	Motels with exterior entry doors to individual rooms are not permitted.	2
	Hotel, Extended Stay Facility/	X	X	X	C	X	X	X	X	X	X	Motels with exterior entry doors to individual rooms are not permitted.	2
Offices	Business, Professional or Medical Office	P	P	P	P	P	P	X	P	P	P		1
	Contractor/ Construction Office with outdoor storage	X	X	C	C	C	X	X	X	P	P		3
	High-Tech Offices/ Labs	X	X	P	P	X	X	X	P	P	P		1
Personal Services	Alterations/ Tailor/ Shoe Repair	P	P	P	P	P	P	X	P	P	P		1
	Body Piercing/ Tattooing	X	X	P	P	X	X	X	X	P	X		2
	Consumer Dry Cleaning Service	P	P	P	P	P	P	X	P	P*	X	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Consumer Repair Services	P	P	P	P	P	P	X	P	X	X		2
	Fortune Telling Service	X	X	X	P	X	X	X	X	X	X		1
	Health Clubs/ Fitness Centers/ Instructional Studios	P	P	P	P	P	P <sup>±</sup>	X	P	P*	X	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Hair, Nail & Tanning Salon/ Barbershop	P	P	P	P	P	P	X	X	X	X		1

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	Laundromat	X	X	P	P	X	X	X	X	X	X		2
	Mailing/ Copying/ Blueprint Services	P	P	P	P	P	P	X	P	P	X		1
Recreation	Golf Course	X	X	P	P	X	X	X	X	X	X		1
	Golf Course, Miniature	X	X	P	P	X	X	X	X	X	X		2
	Indoor Shooting Range	X	X	C	C	X	X	X	X	P	P		2
	Public Parks and Open Spaces	P	P	P	P	P	P	X	P	P	X		1
	Recreational Facility, Indoor Small	P	P	P	P	P	P	X	P	C	X		2
	Recreational Facility, Indoor Large	C	C	P	P	C	C	X	P	C	X		2
	Recreational Facility, Outdoor	C	C	P	P	C	C	X	P	C	X		2
Religious	Religious Assembly	<del>P</del> X	P	P	P	P	P	X	P	X	X		1
Retail	ABC Stores	P	P	P	P	P	P	X	X	X	X	See Chapter 7210. Alcohol Beverage Control (ABC) Store.	2
	Antique Shops	P/C*	P/C*	P	P	P/C*	P/C*	X	X	X	X	See Chapter 7220. Second Hand Thrift/Consignment Sales and Antique Shops. * Conditional Zoning if Planning Director deems necessary.	2
	Building Material and Lumber Store	X	X	P	P	X	X	X	X	X	X		3
	Convenience Market (stand alone)	P	P	P	P	P	P	X	X	X	X		2
	Convenience Market with Gasoline Pumps or Gas Station	X	X	P	P	C	X	X	X	P	X		2
	Home Improvement Superstore	X	X	P	P	C	X	X	X	X	X		3



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	Light Equipment Sales/ Rental	X	X	P	P	X	X	X	X	P	X		2
	Outdoor Flea Market	X	X	X	C	X	X	X	X	P	X		2
	Outdoor Retail Sales	X	X	X	P	X	X	X	X	C	X	See Chapter 7200. Outdoor Storage and Sales.	3
	Pawn Shop	X	X	P	P	X	X	X	X	X	X		2
	Pharmacy/ Drug Store with drive= through	<del>P</del> C	P	P	P	P	C	X	P	X	X		2
	Pharmacy/ Drug Store without drive- through	P	P	P	P	P	P	X	P	X	X		2
	Retail Sales, General	P	P	P	P	P	P	X	X	X	X		2
	Retail Sales, with on-premises beer and wine consumption/ sales	P	P	P	P	P	P	X	X	X	X		2
	Second Hand Thrift/ Consignment Sales	P/C*	P/C*	P	P	P/C*	P/C*	X	X	X	X	See Chapter 7220. Second Hand Thrift/Consignment Sales and Antique Shops. * Conditional Zoning if Planning Director deems necessary.	2
	Sporting Good Stores (including firearm retail and gunsmithing)	P	P	P	P	P	P	X	X	X	X		2
	Tobacco and Vape Shops	<del>P</del> X	P	P	P	P	<del>P</del> X	X	X	X	X	Minimum 500 feet separation from school uses.	2
	Wholesale Market	X	X	P	P	X	X	X	X	X	X		3
Communication Services and Utilities	Freestanding Wireless Tower	C	C	P	P	C	C	C	P	P	P	See Chapter 7180. Wireless Communication Antennas and Towers	2
	Radio or TV Station	X	X	P	P	X	X	X	P	P	X		2

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	Small Cell Wireless Tower	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	* Must comply with G.S. 160D, Article 9, Part 3. Wireless Telecommunications Facilities.	
	Utilities, Major	X	C	C	C	C	X	X	C	C	C	See Section 110.080 Authorization of Exemption for exemptions. See Chapter 770. Electric Substations.	3
	Utilities, Minor	P	P	P	P	P	P	P	P	P	P		2
	Wireless Tower or Antenna co-located on existing building, structure or tower	P	P	P	P	P	P	P	P	P	P	See Section 110.080 Authorization of Exemption for exemptions. See Chapter 770. Electric Substations.	
Vehicle Sales and Rentals	Auto Parts Sales (retail)	X	X	P	P	P	X	X	X	X	X		2
	Auto Parts Sales with Service	X	X	P	P	C	X	X	X	X	X		2
	Automobile, Boat, Motorcycle, and RV Sales and Rentals	X	X	P	P	P*	X	X	X	P*	X	See Chapter 7150. Vehicle Sales Lots. * No sales lot or outdoor storage permitted.	2
	Wholesale Vehicle Sales	<del>P</del> X	P	P	P	P*	<del>P</del> X	X	P	P*	X	See Chapter 7150. Vehicle Sales Lots. * No sales lot or outdoor storage permitted.	2

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Vehicle Services	Auto Customizing/ Detailing	X	X	P	P	C	X	X	P	P	X		2
	Car Wash, Stand- Alone	X	X	P	P	P*	X	X	X	X	X	* See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	2
	Motor Vehicle Repair, General	X	X	X	P	C*	X	X	X	P	P	Permitted outright for buildings in existence as of September 1, 2018. * See Chapter 630. Village Center Overlay Zone (O-VC) for permitted locations and additional requirements.	2
	Motor Vehicle Repair, Limited	X	X	P	P	C*	X	X	X	P	P	Permitted outright if located within industrial base district. * See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	2
Self-Storage	RV and Boat Storage	X	X	X	C	P*	X	X	X	P	P	* Only permitted in Sun Valley OVC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	2
	Self-Storage Facilities	X	X	P*	P*	P*	X	X	P*	P	P	* Indoor, climate-controlled	2

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												storage facility only.	
	Vehicle Storage and Towing	X	X	X	C	C*	X	X	X	P	P	* Only permitted in Sun Valley OVC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	3
General Industrial	Building Maintenance Services	X	X	X	P	P	X	X	P	P	P		2
	Contractor/ Construction Storage Yard	X	X	X	X	C*	X	X	X	P	P	* Only permitted in Sun Valley OVC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	3
	Equipment Repair	X	X	X	C	C	X	X	X	P	P		2
	Heavy Equipment Sales/ Rental	X	X	X	P*	C*	X	X	X	P	P	See Chapter 7160. Vehicle Sales and Rental Lots. * See Chapter 630. Village Center Overlay Zone (O-VC) for permitted locations and additional requirements. Permitted outright for buildings in existence as of September 1, 2018.	2
	Laundry/ Dry Cleaning Plants	X	X	X	X	P*	X	X	X	P	P		2

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Use Category	Use Type	Business / Office / <del>Village Center Overlay</del> / Downtown <del>Overlay</del> / Institutional Districts <del>and Village Center Overlay</del>										Use Specific Standards	Land Use Group
		<del>CBD</del> DCD <sup>1</sup>	NBD	GBD	RBD	O-VCD	<del>O-DD</del> DTD <sup>1</sup>	DTD-R <sup>1</sup>	I	L-I	H-I		
	Printing/ Publishing	X	X	X	P*	X	X	X	P*	P	P		3
	Warehousing, Wholesale Distribution, and Freight Movement	X	X	X	P*	P**	X	X	X	P	P		3
Manufacturing	Manufacturing, Heavy	X	X	X	X	X	X	X	X	X	P		3
	Manufacturing, Light	X	X	X	X	P*	X	X	X	P	P		3
Mining/Excavation	Mining/ Excavation	X	X	X	X	X	X	X	X	X	C		3
Waste-Related Uses	Junk/ Salvage Yard	X	X	X	X	P*	X	X	X	C	C		3
	Recycling Facilities, Indoors	X	X	X	X	X	X	X	X	P	P		3
	Recycling Facilities, Outdoors	X	X	X	X	X	X	X	X	X	C		3
	Resource Recovery Facilities	X	X	X	X	X	X	X	X	X	C		3
	Waste Transfer Stations	X	X	X	C	X	X	X	X	P	P		3
Airport (public or private)	Airport	X	X	X	X	X	X	X	C	X	X		3

<sup>1</sup> See Chapter 640 Downtown Master Plan Districts for additional requirements.

Note: Only showing necessary portions of the use table columns and rows to depict the changes.