

Zoning Ordinance of the City of Charles Town, WV
Part 13, Articles 1321 - 1325, of the Charles Town Code

CHARLES TOWN ZONING ORDINANCE		ZONING DISTRICTS						
		Residential Low Density	Residential Medium-High Density	Neighborhood Residential	Neighborhood Commercial	General Commercial	Old Town Mixed Use Commercials	Old Town Residential
DISTRICT USE TABLE								
Key: P – Permitted Use S – Special Exception Use PA – Permitted Accessory Use SA – Special Exception Accessory Use								
ITE Code	Land Use	R-3	R-15	NR	NC	GC	OT- MUC	OT-R
770	Business Park					P	P	
RETAIL USES (ITE CODES 800 – 899)								
812	Building Materials and Lumber Store					P	P	
813	Free-Standing Discount Superstore					P		
814	Specialty Retail Center			P	P	P		
815	Free-Standing Discount Store			P	P	P		
816	Hardware/Paint Store			P	P	P	P	
817	Nursery/Garden Center			S	P	P	P	
818	Nursery (Wholesale)					P		
820	Shopping Center				P	P		
823	Factory Outlet Center					P		
841	Automobile Sales					P	P	
843	Automobile Parts Sales					P		
848	Tire Store				P	P		
849	Tire Superstore					P		
850	Supermarket			S	P	P	P	
851	Convenience Market (Open 24 Hours)				P	P	P	
852	Convenience Market (Open 15 – 16 Hours)			P	P	P	P	
853	Convenience Market with Gasoline Pumps				S	P	S	
854	Discount Supermarket			P	P	P	P	
857	Discount Club					P		
859	Liquor Store (including Beer Distributor)			S	S	P	S	
860	Wholesale Market					P	P	
861	Sporting Goods Superstore					P		
862	Home Improvement Superstore					P		
863	Electronics Superstore					P		
864	Toy/Children's Superstore					P		
865	Baby Superstore					P		
866	Pet Supply Superstore					P		
867	Office Supply Superstore					P		
868	Book Superstore					P		

Zoning Ordinance of the City of Charles Town, WV
Part 13, Articles 1321 - 1325, of the Charles Town Code

CHARLES TOWN ZONING ORDINANCE		ZONING DISTRICTS						
		Residential Low Density	Residential Medium-High Density	Neighborhood Residential	Neighborhood Commercial	General Commercial	Old Town Mixed Use Commercials	Old Town Residential
DISTRICT USE TABLE		R-3	R-15	NR	NC	GC	OT- MUC	OT-R
Key: P – Permitted Use S – Special Exception Use PA – Permitted Accessory Use SA – Special Exception Accessory Use								
ITE Code	Land Use							
RECREATIONAL USES (ITE CODES 400 – 499)								
411	City Park	P	P	P	P	P	P	P
412	County Park	P	P	P	P	P	P	
413	State Park	P	P	P	P	P	P	
416	Campground/Recreational Vehicle Park					S		
430	Golf Course		S	S	S	S		
431	Miniature Golf Course			S	P	P		
432	Golf Driving Range			S	S	S		
433	Batting Cages			S	P	P		
438	Billiard Hall			S	S	S	S	
435	Multipurpose Recreational Facility			S	S	P		
437	Bowling Alley			S	S	P		
440	Adult Cabaret (Adult Uses)					S		
441	Live Theater				P	P	P	
443/444	Movie Theater					P	P	
445	Multiplex Movie Theater					P		
460	Arena					S		
464	Roller Skating Rink					P		
465	Ice Skating Rink					P		
473	Casino/Video Lottery Establishment					S		
480	Amusement Park					S		
488	Soccer Complex		S	S	S	P		
490	Tennis Courts			P	P	P		
491	Racquet/Tennis Club			S	S	P		
492	Health/Fitness Club			P	P	P	P	
493	Athletic Club			P	P	P		
495	Recreational Community Center	S	S	S	P	P		
*	Swimming Pool Facility		S	S	S	S		S
INSTITUTIONAL USES (ITE CODE 500 – 599)								
520	Elementary School				P	P	P	P

DISTRICT USE TABLE		Residential Low Density	Residential Medium-High Density	Neighborhood Residential	Neighborhood Commercial	General Commercial	Old Town Mixed Use Commercial	Old Town Residential
Key: P – Permitted Use S – Special Exception Use PA – Permitted Accessory Use SA – Special Exception Accessory Use								
PORT AND TERMINAL USES (ITE CODES 000 – 009)								
090	Park-and-Ride Lot				P	P	P	
RESIDENTIAL USES (ITE CODES 200 - 299)								
210	Single-Family Detached Housing	P	P	P	P		P	P
*	Duplex	P	P	P	P		P	P
*	Dwelling, Two Family			P	P			
220	Multi-Family Dwelling		P	P	P		P	S
230	Residential Condominium/Townhouse		P	P	P		P	S
240	Mobile Home Park		S					
251	Senior Adult Housing – Detached	P	P	P	P		P	
252	Senior Adult Housing – Attached		P	P	SP		P	
253	Congregate Care Facility			S	S			
254	Assisted Living			S	S			
255	Continuing Care Retirement Community			S	S			
*	Adult Day Care Center			S	S	P		
*	Child Care Center			S	S	P		
*	Detached Garage or carport, provided it does not exceed 500 sq. feet.	PA	PA	PA	PA		PA	PA
	Guest Quarters	PA	PA	PA	PA			PA
	Group Home		S					S
*	Home Occupation, Minor	PA	PA	PA	PA		PA	PA
*	Home Occupation, Major	SA	SA	SA	SA		SA	SA
*	Swimming Pool (Private)	PA	PA	PA	PA			PA
LODGING USES (ITE CODES 300 – 399)								
310	Hotel					P	S	
311	All Suites Hotel					P	S	
312	Business Hotel					P	S	
320	Motel					P	S	
*	Bed and Breakfast Inns	SA	SA	SA	P	P	P	SA

Zoning Ordinance of the City of Charles Town, WV
Part 13, Articles 1321 - 1325, of the Charles Town Code

CHARLES TOWN ZONING ORDINANCE		ZONING DISTRICTS						
		Residential Low Density	Residential Medium-High Density	Neighborhood Residential	Neighborhood Commercial	General Commercial	Old Town Mixed Use Commercials	Old Town Residential
DISTRICT USE TABLE		R-3	R-15	NR	NC	GC	OT- MUC	OT-R
Key: P – Permitted Use S – Special Exception Use PA – Permitted Accessory Use SA – Special Exception Accessory Use								
ITE Code	Land Use							
522	Middle School/Junior High School				P	P	P	P
530	High School				P	P	P	
534/536	Private School (K-12)				P	P	P	
540	Junior/Community College				P	P	P	
550	University/College				P	P	P	
*	Technical and Vocational School				P	P	P	
*	Professional and Management Development Training Center				P	P	P	S
560/561	Church/Synagogue			S	P	P	P	P
565	Day Care Center			P	P	P	P	
566	Cemetery				P	P	P	
571	Prison					S		
580	Museum			P	P	P	P	S
*	Cultural Center			P	P	P	P	S
590	Library			P	P	P	P	
591	Lodge/Fraternal Organization			S	S	S	S	
MEDICAL USES (ITE CODES 600 – 699)								
610	Hospital					P		
612	(Outpatient) Surgery Center					P	S	
620	Nursing Home				P	P	P	
630	Clinic				P	P	P	
640	Animal Hospital/Veterinary Clinic			S	P	P	P	
*	Medical / Dental Lab			S	P	P	P	
-	Heliport					SA		
OFFICE USES (ITE CODES 700 – 799)								
710	General Office Building				P	P	P	
714	Corporate Headquarters Building				P	P	P	
715	Single Tenant Building			P	P	P	P	
720	Medical-Dental Office Building			P	P	P	P	
730	Government Office Building			P	P	P	P	
732	United States Post Office			P	P	P	P	
733	Government Office Complex					P	P	
735	Judicial Complex					P	S	
750	Office Park				P	P	P	
760	Research and Development Center					S	S	

Zoning Ordinance of the City of Charles Town, WV
Part 13, Articles 1321 - 1325, of the Charles Town Code

CHARLES TOWN ZONING ORDINANCE		ZONING DISTRICTS						
DISTRICT USE TABLE		Residential Low Density	Residential Medium-High Density	Neighborhood Residential	Neighborhood Commercial	General Commercial	Old Town Mixed Use Commercial	Old Town Residential
ITE Code	Land Use							
940	Bread/Donut/Bagel Shop with Drive-Through Window			S	P	P		
941	Quick Lube Vehicle Shop					P	P	
942	Automobile Care Center					P	P	
943	Automobile Parts and Service Center					P	P	
944	Gasoline/Service Station				P	P	P	
945	Gasoline/Service Station with Convenience Market			P	P	P	P	
946	Gasoline/Service Station with Convenience Market and Car Wash				P	P	P	
947	Self-Service Car Wash					P	P	
948	Automated Car Wash					P	P	
960	Dry Cleaners			S	P	P	P	
*	Funeral Home/Crematory				P	P	P	
*	Kennel				S	P		
*	Tattoo Parlor			P	SP	P	P	
*	Self-Storage Facility				S	P		
*	Outdoor Café				P	P	P	
MISCELLANEOUS USES								
*	Parking Facility		PA		PA	P	P	PA
*	Wireless Telecommunication Facilities	S	S	S	S	S	S	
*	Essential Utilities and Equipment	P	P	P	P	P	P	

Zoning Ordinance of the City of Charles Town, WV
Part 13, Articles 1321 - 1325, of the Charles Town Code

CHARLES TOWN ZONING ORDINANCE		ZONING DISTRICTS						
		Residential Low Density	Residential Medium-High Density	Neighborhood Residential	Neighborhood Commercial	General Commercial	Old Town Mixed Use Commercial	Old Town Residential
DISTRICT USE TABLE		R-3	R-15	NR	NC	GC	OT- MUC	OT-R
Key: P – Permitted Use S – Special Exception Use PA – Permitted Accessory Use SA – Special Exception Accessory Use								
ITE Code	Land Use							
869	Discount Home Furnishings Superstore					P		
870	Apparel Store			P	P	P	P	
879	Arts and Crafts Store			P	P	P	P	
880	Pharmacy/Drugstore w/o Drive-Through Window			P	P	P	P	
881	Pharmacy/Drugstore w/Drive- Through Window			S	P	P	S	
890	Furniture Store				P	P	P	
892	Carpet Store				P	P	P	
896	Video Rental Store				P	P	P	
*	Art Gallery			P	P	P	P	
*	Gift shops and Boutiques			P	P	P	P	
*	Farmers Market				P	P	P	
*	Florist			P	P	P	P	
*	Photo / Camera Store			P	P	P	P	
*	Mobile Food Vendor			P	P	P	P	
SERVICE USES (ITE CODES 900 – 999)								
911	Walk-in Bank			P	P	P	P	
912	Drive-in Bank			S	P	P	P	
918	Hair Salon			P	P	P	P	
931	Quality Restaurant			P	P	P	P	
932	High-Turnover (Sit-Down) Restaurant				P	P	P	
933	Fast-Food Restaurant w/o Drive-Through Window				P	P	P	
934	Fast-Food Restaurant with Drive-Through Window				P	P		
935	Fast-Food Restaurant with Drive-Through Window and No Indoor Seating				P	P		
936	Coffee/Donut Shop w/o Drive- Through Window			P	P	P	P	
937	Coffee/Donut Shop with Drive- Through Window			S	P	P		
938	Coffee/Donut Shop with Drive- Through Window and No Indoor Seating			S	P	P		
939	Bread/Donut/Bagel Shop w/o Drive-Through Window			P	P	P	P	