

ARTICLE 4 ZONING DISTRICTS

Section 4 Establishment of Zoning Districts

Section 4.1 Zoning Districts Established; Purposes Set Forth

A. **RA** Residential-Agricultural District

The RA Residential-Agricultural District is intended for low-density single-family dwellings, excluding single-wide manufactured homes, in those areas outside of the town limits where either public nor community water or sewer or both are not currently available. Single-family residences will tend to be scattered and located on a variety of sizes of lots, including large tracts within this district. It is the intent of this district to allow for certain types of agricultural related uses, utilities related uses, community facilities uses, institutional uses, and a few commercial uses that would not be detrimental to the agricultural or residential character of the district. The RA District requires a minimum lot size of 40,000 square feet or the lot size as determined by the Environmental Health Section of the county health department, whichever is greater.

B. **R-40** Residential District

The R-40 Residential District is intended primarily for low-density single-family dwellings, excluding all manufactured homes, in those areas outside of the town limits where exclusively residential development is likely to take place and where neither public nor community water or sewer or both are currently available. This district is further intended to protect existing and future single-family neighborhoods from potentially incompatible land uses. It is the intent of this district to allow for certain types of non-residential community facilities that would not be detrimental to the residential character of the district. The R-40 District requires a minimum lot size of 40,000 square feet or the lot size as determined by the Environmental Health Section of the county health department, whichever is greater.

B.1 **R-30** Residential District

The R-30 Residential District is intended primarily for low-density single-family dwellings, excluding all manufactured homes, in those areas where exclusively residential development is likely to take place and where public or community water or sewer or both may be available. Uses permitted by Zoning Permit, Conditional Use Permit or Special Use Permit within the R-40 District are also permitted within the R-30 District. This district is further intended to protect existing and future single-family neighborhoods from potentially incompatible land uses. It is the intent of this district to allow for certain types of non-residential community facilities that would not be detrimental to the residential character of the district. The R-30 District requires a minimum lot size of 30,000 square feet or a lot size as determined by the

Environmental Health Section of the county health department, whichever is greater. All other dimensional standards shall be the same as the R-30S District.

C. **R-20** Residential District

The R-20 Residential District is intended primarily for low-density single-family dwellings, excluding all manufactured homes, in areas around the periphery of the town limits, both inside and outside the town limits, in order to encourage the development of larger lots and lower density. Public or community water and/or sewer may be present or available or where the soil characteristics and environmental health regulations may allow for septic systems on this size lot if only public water lines exist. It is the intent of this district to allow for certain types of non-residential uses and community facilities that would not be detrimental to the residential character of the district. The R-20 District requires a minimum lot size of 20,000 square feet or the lot size as determined by the Environmental Health Section of the county health department, whichever is greater.

D. **R-30S** Residential District Doublewide Manufactured Homes Subdivision

The R-30S Residential District is intended primarily for low-density single-family dwellings, including Class A manufactured homes (double-wide manufactured homes), where the soil characteristics and environmental health regulations may allow for septic systems on this size lot with a well or if public water lines exist. This district is further intended to protect existing single-family neighborhoods in the Elm City Extraterritorial Jurisdiction from incompatible land uses. It is the intent of this district to allow for certain types of non-residential uses and community facilities that would not be detrimental to the residential character of the district. The R-30S District requires a minimum lot size of 30,000 square feet or the lot size as determined by the Environmental Health Section of the county health department, whichever is greater.

E. **R-15** Residential District

The R-15 Residential District is intended for medium density development primarily within the town limits for single-family and two family dwellings, excluding all manufactured homes, where public or community water and sewer are available. This district is further designed to protect existing single-family neighborhoods in Elm City from incompatible land uses. It is the intent of this district to allow for certain types of non-residential uses and community facilities that would not be detrimental to the residential character of the district. The R-15 District requires a minimum lot size of 15,000 square feet for single-family dwellings and 25,000 square feet for two-family dwellings.

F. **R-10** Residential District

The R-10 Residential District is intended for medium density development primarily within the town limits for single-family, excluding manufactured homes, and including two family dwellings where public or community water and sewer are available. This district is further designed to protect existing neighborhoods of this character in Elm City from incompatible land uses. It is the intent of this district to allow for certain types of non-residential uses and community facilities that would not be detrimental to the residential character of the district. The R-10 District requires a minimum lot size of 10,000 square feet for single-family dwellings and 18,000 square feet for two-family dwellings.

G. **R-7** Residential District

The R-7 Residential District is intended to permit higher density single-family, and two-family, residences on smaller lots platted in the past in certain areas of town and where both public water and sewer are available. This district will also permit multi-family dwellings where adequate controls or standards are met to provide a compatible fit within the existing neighborhood. All manufactured homes would be excluded from this district. This district also permits certain types non-residential uses and community facilities that would not be detrimental to the residential character of the district. The R-7 District requires a minimum of 7,000 square feet for single-family dwellings, 10,500 square feet for two family dwellings, and 10,000 square feet for the first multi-family dwelling and 3,500 square feet for each additional multi-family dwelling.

H. **R-7S** Residential District Doublewide Manufactured Homes Subdivision

The R-7S Manufactured Homes Residential District is intended for medium density development primarily within the town limits for single-family Class A manufactured homes where public water and sewer are available. This district is further designed to protect existing neighborhoods of this character in Elm City from incompatible land uses. It is the intent of this district to allow for certain types of non-residential uses and community facilities that would not be detrimental to the residential character of the district. The R-7S District requires a minimum lot size of 7,000 square feet and other dimensional standards the same as the R-7 District.

I. **O&I** Office and Institutional District

The intended principal use of land in the O&I Office and Institutional District is for public institutions, educational or religious facilities, and professional offices that are compatible with each other and do not materially detract from nearby residential uses. This district may be used to provide a transitional area between single-family residential and commercial uses.

J. **B-1** Central Business District

The B-1 Central Business District is established to protect and promote the continued vitality of the downtown commercial, service, cultural, and governmental center of town. This district is intended to allow for a wide variety of retail and service oriented uses and to serve as the primary shopping and service district and governmental area of the town.

K. **B-2** Neighborhood Business District

The B-2 Neighborhood Business District is established to provide a limited range of retail and service trades. This district will typically be located at or near the intersection of neighborhood collector streets within town limits. Adequate standards would have to be met to ensure compatibility within a residential area.

L. **B-3** Highway Business District

The B-3 Highway Business District is established to provide for a greater variety of general retail, service, and wholesale uses that are more intensive than uses permitted in Central Business or Neighborhood Business Districts. The uses of this district will usually cater to the motoring public or is located in appropriate locations with similar location characteristics. This district is thus intended to provide for controlled commercial development along major streets or highways.

M. **RBD** Rural Business Conditional District

The Rural Business Conditional District (RBD) is hereby established as a Conditional Use Permit district to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be located in general proximity to established rural residential areas with the goal of reducing automobile travel distances and promoting better livability in the rural community. Areas suitable for the RBD are within the Town of Elm City's extraterritorial jurisdiction where cross roads or major highways provide convenient access for the rural communities. Site plans and individualized development conditions are imposed only upon petition of all the owners of the land to be included in the Rural Business Conditional District. (See Section 6.5 for additional information and standards for the Rural Business Conditional District.)

N. **LI** Light Industrial District

The LI Light Industrial District is intended to accommodate those light manufacturing, wholesale, warehouse, and other uses that by their nature do not create an excessive amount of noise, odor, smoke, dust, airborne debris, or other objectionable impacts that might be detrimental to the health, safety, or welfare of surrounding areas. This district may be located either in or outside the town limits and will contain uses, which are usually located on large tracts. The uses of this district shall not place extreme demands on water and/or sewer systems and will minimize outside storage.

N. **PVD** Planned Village Development

The Planned Village Development is intended to encourage flexible and responsible development based upon neo-traditional design concepts that foster walkable neighborhoods, unified architectural features that compliment the historic character of Elm City, extensive landscaping and open space systems, as well as integrated mix-use environments for work, play and living. Zoning and dimensional standards are allowed to be modified as needed as part of the planning, design and approval process based upon the overall desired characteristics and quality of the development. Following rezoning to a PVD district, preliminary and final plans are submitted for Conditional Use Permit approval by the Board of Commissioners. (See Article 11 for more detail and application process.)

Section 4.2 Official Zoning Map

A. District Boundaries Shown on Zoning Map

The boundaries of the districts are shown on the Official Zoning Map of the Town of Elm City, North Carolina. The Zoning Map and all notations, references, and amendments thereto and other information shown thereon are a part of this Ordinance the same as if such information set forth on the map were all fully described and set out herein. The Official Zoning Map is kept at the Elm City Town Hall where it will be made available for inspection by the public.

B. Zoning Map Changes

If, in accordance with Article 3 (Development Review Procedures) of this Ordinance, changes are made in the zoning district boundaries or other matter shown on the map, such changes shall be made together with an entry on the official zoning map. The map shall include information regarding official changes to the map. Such information may be in the form of a table that includes identification of the date of official change, type of change (such as an ordinance number or other official document identification) and space for the Mayor's signature and that of the Town Clerk attesting to the change. The Board of Commissioners shall give official notice of the zoning change to the Zoning Administrator within twenty-four (24) business hours after passage of said change.

C. Replacement of Official Zoning Map

In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret, the Board of Commissioners may, by ordinance, adopt a new official zoning map, which shall be the same in every detail, as best as records will permit, as the map it supersedes. The new map shall bear the signatures of the Mayor and Town Clerk and shall bear the seal of the Town under the following words:

"This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted on (date of adoption of map replaced)" together with the date of adoption of the new map.

D. Responsibility for Maintenance of the Official Zoning Map

The Zoning Administrator shall be responsible for the maintenance of and revisions to the official zoning map. Upon notification by the Board of Commissioners that a zoning change has been made, the Zoning Administrator shall make the necessary changes on the official zoning map and re-print said map within a reasonable timeframe.

Section 4.3 Rules Governing Boundaries

Where uncertainty exists with respect to the boundaries of any of the districts as shown on the "Official Zoning Map of the Town of Elm City, North Carolina," the following rules shall apply:

- A. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or railroads shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following Town Limits shall be construed as following such Town Limits.
- D. Boundaries indicated as parallel to or extensions of features indicated on subsections A through C above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- E. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsection A through D above, the Zoning Administrator shall interpret the intent of the Zoning Map as to the location of district boundaries and the applicability of districts in question.

Section 4.4 Table of Uses

Section 4.4.1 Determining Types of Uses

A. Determining Proposed Uses

1. The listings of uses in the various districts in this Ordinance, as shown in the Table of Uses (Section 4.4.3) are considered to be specific in regard to the types of uses intended for each of the various districts. In determining proposed uses, the Zoning Administrator shall classify the form and function of the use. When a proposed use is not specifically listed in the Table of Uses, the Zoning Administrator shall determine if the use is the same as, or manifestly similar to, a

listed use in form and function. The Zoning Administrator shall refer to the *Standard Industrial Classification (SIC) Manual* to assist in this determination. The SIC Manual shall serve as a guide in classifying any unlisted uses. If the Zoning Administrator finds that the proposed use is the same as, or manifestly similar to a listed use, the proposed use shall be classified as the listed use. If the Zoning Administrator finds that a proposed use is not the same as, or is not manifestly similar to a listed use, the proposed use shall be classified as not permitted. In such case, the Zoning Administrator shall maintain a written record of such determinations.

2. The *Standard Industrial Classification (SIC) Manual – 1987 Edition* was utilized for each listed use and listed in a column on the Table of Uses to the right of the name of the use. It is to be used as a guide for the purposes of interpretation by the Zoning Administrator. The SIC codes are used to refer to SIC Classifications, which assist in defining the nature and characteristics of a type of use. Entries with 0000 in that column do not correspond to any classification in the *SIC Manual*.
3. Rental and leasing of any commodity shall be permitted under the same classification and in the same districts as sales of that commodity, unless rental or leasing of that commodity is listed separately in the Table of Uses.
4. If a business or industrial facility involves two (or more) activities with different SIC codes on the same lot with the same zoning classification, the activities shall be permitted only in those zoning districts where the more restricted activity is permitted.

B. Permissible Uses Not Requiring Permits

Notwithstanding any other provisions of this Ordinance, no zoning, special use, or conditional use permit is necessary for the following uses:

1. Roads.
2. Electric power, telephone, telegraph, cable television, gas, water, and sewer lines, wires or pipes, together with supporting poles or structures, located within a public right of way.
3. Communication towers located on government facilities and structures subject to the standards in Section 6.6 (Communication and Telecommunication Towers). All other non-governmental communication towers are permitted only in accordance with the requirements of Article 12 or as an accessory use as set forth in Section 6.6.2 in Article 6.

C. Determining Principal Use

In determining what a principal use is, the principal use shall be considered as the primary purpose or function that a lot or structure services or is proposed to serve. An accessory use shall be considered a structure or use that:

1. Is clearly incidental to and customarily found in connection with a principal building or use;
2. Is subordinate to and serves a principal building or a principal use;
3. Is subordinate in area, extent, or purpose to the principal building or principal use served;
4. Contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and
5. Is located on the same lot and zones the same as the principal building or use served.

Two or more principal uses may, in some cases, be permitted to occupy the same land or building as long as each use is a permitted use; however, the most restrictive use/activity shall determine the appropriate zoning district – see Section 4.4.1.A.4.

D. Change in Use

1. A substantial change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. This occurs whenever:
 - a. The change involves a change from one principal use category to another.
 - b. If the original use is a combination use, the relative proportion of space devoted to the individual principal uses that comprise the combination use changes to such an extent that the parking requirements for the overall use are altered.
 - c. If the original use is a combination use, the mixture of types of individual principal uses that comprise the combination use changes.
 - d. If the original use is a planned residential development, the relative proportions of different types of dwelling units change.
 - e. If there is only one business or enterprise conducted on the lot (regardless of whether that business or enterprise consists of one individual principal use or a combination use), that business or enterprise moves out and a different type of enterprise moves in (even though the new business or enterprise may be classified under the same principal use or combination use category as the previous type of business). For example, if there is only one building on a lot and a florist shop that is the sole tenant of that building moves out and is replaced by a clothing store, that constitutes a change in use. However, if the florist shop was replaced by another florist shop, that would not constitute a change in use since the type of business or enterprise would not have changed. Moreover, if the florist shop moved out of a rented space in a

shopping center and was replaced by a clothing store, that would not constitute a change in use since there is more than one business on the lot and the essential character of the activity conducted on that lot (shopping center-combination use) has not changed.

2. A mere change in status of property from unoccupied to occupied or vice-versa does not constitute a change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied, unless the property has remained unoccupied for more than 180 consecutive days or has been abandoned.
3. A mere change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.

E. Combination Uses

1. When a combination use comprises two or more principal uses that require different types of permits (zoning, special use, or conditional use), then the permit authorizing the combination use shall be:
 - a. A Special Use Permit if any of the principal uses combined requires a Special Use Permit.
 - b. A conditional use permit if any of the principal uses combined requires a conditional use permit.
 - c. A zoning permit in all other cases.
2. When a combination use consists of a single-family detached residential subdivision that is not a planned residential development, Planned Village Development, and two-family or multi-family uses, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purposes and calculating the density for each portion as if it were a separate lot.

Section 4.4.2 Table of Uses

A. Categories of Uses

The Table of Uses that follows contains a listing of uses that may be permitted in one or more of the various Zoning Districts established by this Ordinance. Uses are listed in alphabetical order within the following twelve functional categories:

Agricultural	Mining
Residential	Accessory
Recreational	Educational and Institutional
Business, Professional and Personal Services	Retail Trade
Wholesale Trade	Manufacturing and Industrial
Transportation, Warehousing and Utilities	Other Uses

B. Interpretation of Symbols in the Table

1. Districts in which particular uses are permitted by right in the various districts are indicated by a “P”. Permitted uses require a Zoning Permit.
2. Districts in which particular uses are permitted with a Special Use Permit are indicated by an “S”. A Special Use Permit requires approval by the Board of Adjustment and conditions are set forth in Article 6.
3. Districts in which particular uses are permitted by right subject to meeting certain development standards as set forth in Article 6 are indicated by a “D”. These uses require a Zoning Permit.
4. Districts in which particular uses are prohibited are indicated by the absence of a symbol.
5. District in which uses require a Conditional Use Permit are indicated by a “C”. Conditions are set forth in Article 6.

Section 4.4.3 Table of Permitted Uses (See Section 4.4.3 Table of Permitted Uses beginning on the following pages)

Section 4.4.3 Table of Permitted Uses														
Use Type	Ref. SIC	Districts												
		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI
Agricultural Uses														
Agricultural Production (crops)	0100	P	P	P	P									
Agricultural Production (livestock), except Swine Farms	0200	P	P	P	P									
Animal Aquaculture	0273	P			P									
Animal Livestock Services	0751	P												
Animal Specialty Services	0752	P									D	D		P
Fish Hatchery	0920	P												
Forestry(Permit to cut trees)	0810	P	P		P									
Veterinary Service (livestock)	0741	P												
Veterinary Service (other)	0742	P									D		D	
Mining Uses														
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	S												S
Residential Uses														
Apartments accessory to a commercial use	0000									P	P	P	P	P
Bed and Breakfast	7011	D	S	S	D	D	D	D	D	P	P	P	P	
Boarding and Rooming House	7021									S				
Congregate Care Facility	0000	D			D	D	D	D	D	P	P	P	P	
Family Care Home	0000	P	P	P	P	P	P	P	P	P				
Homeless Shelter and Halfway Houses	0000									S	S			
Modular Home	0000	P	P	P	P	P	P	P	P	P				
Manufactured Home, Class A	0000				P				P					
Multifamily Dwelling (incl. condominium) 7+ units	0000								P					
Multifamily Dwelling (incl. condominium) up to 6 units	0000								P	P	S			
Planned Residential Development	0000	C	C	C	C	C	C	C	C	C				
Single-Family Detached Dwelling	0000	P	P	P	P	P	P	P	P	P				
Single-Family Detached. Dwelling with accessory apt.(within)	0000	D	D	D	D	D	D	D	D	D				
Temporary Hardship Manufactured Home (see "Other Uses" section)														
Temporary Emergency, Construction, and Repair Residence (see "Other Uses" section)														

P = Use permitted by Zoning Permit
 D = Use Permitted by Zoning Permit and Conditions (See Article 6)
 S = Use permitted by Special Use Permit with Conditions approved by the Board of Adjustments (See Article 6)
 C = Use permitted by Conditional Use Permit with Conditions approved by the Board of Commissioners See Article 6
 * = Indicates that a Special Use Permit may be required depending upon the use

Section 4.4.3 Table of Permitted Uses

Use Type	Ref. SIC	Districts												
		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI
Temporary Emergency/Disaster Shelter	0000	D									D	D	D	D
Townhouse Dwelling	0000					P	P	P	P	P				
Two-Family Dwelling (duplex)	0000		P			P	P	P	P	P				
Accessory Uses And Structures														
Accessory Uses and Structures (customary)	0000	P	P	P	P	P	P	P	P	P	P	P	P	P
Caretaker Dwelling	0000									D	D	D	D	D
Communication Tower (Ham Radio) as Accessory to Residence		S	S	S	S	S	S	S	S	S				
Telecommunication Tower - Cellular, TV etc.	0000	S								S	S	S	S	S
Emergency Shelter	0000	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	0000	D*	D*	D*	D*	D*	D*	D*	D*	D*				
Rural Family Business	0000	S	S	S	S									
Satellite Dish Antenna	0000									D	D	D	D	D
Swimming Pool, Accessory	0000	D	D	D	D	D	D	D	D	D	D	D	D	D
Recreational Uses														
Amusement or Water Parks, Fairgrounds	7996	S												P
Athletic Fields	0000	D	S	S	S	S	S						P	P
Auditorium, Coliseum or Stadium (excluding facilities that are accessory to a main use, such as a church or school)	0000													P
Batting Cages	7999													D
Billiard Parlor	7999													P
Bingo Games	7999													P
Bowling Center	7933													P
Civic, Social, & Fraternal Club (excl. bars & restaurants)	8640	P				D	D	D	D	D	P	P	P	
Coin Operated Amusement	7993													P
Country Club with Golf Course	7997	S	S	S										
Dance School	7911										P	P	P	
Go-Cart Raceway	7999												S	S
Golf Course	7992	S	S	S										
Golf Course, Miniature	7999													D
Golf Driving Range	7999													D
Physical Fitness Center	7991									P	P	P	P	
Private Campground/RV Park	7033	S												S
Private Recreational Club or Related Facility	7997	S												
Public Park or Recreational Facility	7990	P	D	D	D	D	D	D	D	D	P	P	P	P

P = Use permitted by Zoning Permit

D = Use Permitted by Zoning Permit and Conditions (See Article 6)

S = Use permitted by Special Use Permit with Conditions approved by the Board of Adjustments (See Article 6)

C = Use permitted by Conditional Use Permit with Conditions approved by the Board of Commissioners See Article 6

* = Indicates that a Special Use Permit may be required depending upon the use

Section 4.4.3 Table of Permitted Uses

Use Type	Ref. SIC	Districts													
		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI	
Riding Academy	7999	D													
Shooting Range, Indoor	7999												D	D	
Shooting Range, Outdoor	7999	S													
Skating Rink	7999												P	P	
Sports and Recreation Club, Indoor	7997										P	P	P		
Swim and Tennis Club	7997	S	S	S	S	S	S						D		
Turkey Shoots (see "Other Uses" section)															
Educational And Institutional Uses															
Ambulance Service	4119										P	P	P	P	
Cemetery or Mausoleum on same property as church	0000	P													
Cemetery or Mausoleum-not on same property as church	0000	C												S	
Cemetery, Family	0000	D													
Church	8661	P	D	D	D	D	D	D	D	P	P	P	P	S	
College, University, Technical Institute	8220	S								P	P	P	P		
Day Care Center, Adult and Child	8322	S	S	S	S	S	S	S	S	P	P	P	P	D	
Elementary or Secondary School	8211	D	D	D	D	D	D	D	D	D	D	D	D		
Fire Station & Rescue	9224	P	P	P	P	P	P	P	P	P	P	P	P	P	
Government Office	9000	S								P	P	P	P	P	
Hospital/Clinic	8062	S								P	P	P	P		
Library	8231	D	D	D	D	D	D	D	D	P	P	P	P		
Museum or Art Gallery	8412	D								D	P	P	P		
National Guard/Military Reserve Center	9711	D											P	P	
Nursing and Convalescent Home	8050	S		S	S					P		P	P		
Orphanage	8361	S		S	S					P		P	P		
Law Enforcement Station	9221	P	P	P	P	P	P	P	P	P	P	P	P	P	
Post Office	0000						S			P	P	P	P		
Psychiatric Hospital	8063	S											S		
Retreat Center	0000	S												P	
School Administration Facility	9411	S								P	P	P	P	P	
Business, Professional And Personal Services															
Accounting, Auditing or Bookkeeping	8721									P	P	P	P		
Administrative or Management Services	8740									P	P	P	P		
Advertising, Outdoor Services(no outside storage)	7312									P	P	P	P		

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		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI
Automobile Parking (Commercial)	7521									P	P	P	P	
Automobile Rental or Leasing	7510												P	
Automobile Repair Services	0000										S		D	
Automobile Towing Services	7549										S		D	
Bank, Savings and Loan, or Credit Union	6000										P	P	P	
Barber Shop	7241										P	P	P	
Beauty Shop	7231										P	P	P	
Blacksmith, Farrier, and Harness Repair	0000	S												P
Blacksmith(Incidental to horse farm)		P												
Boat Repair	3730												D	
Building Maintenance Services, No Outside Storage	7349										P	P	P	
Car Wash	7542										P		P	
Clothing Alteration or Repair	0000										P	P	P	
Computer Maintenance and Repair	7378										P	P	P	
Computer Services	7370									P	P	P	P	
Employment Agency, Personnel Agency	7360									P	P	P	P	
Engineering, Architect or Survey Service	8710									P	P	P	P	
Equipment Rental and Leasing (no outside storage)	7350										P	P	P	
Equipment Rental and Leasing (with outside storage)	7350												D	
Equipment Repair, Light	7622/7629												D	
Finance or Loan Office	6100										P	P	P	
Funeral Home or Crematorium	7261										P	P	P	
Furniture Repair Shop	7641										P	P	P	
Hotel or Motel	7011												P	
Insurance Agency	6411									P	P	P	P	
Kennels, Boarding and Pet Grooming	0752	S												
Landscape and Horticultural Services	0780	P											P	
Laundromat, Coin-Operated	7215										P		P	
Laundry or Dry Cleaning Plant	7211										P	P	P	
Law Office	8111									P	P	P	P	
Massage Parlor (medical or medicinal purposes)	0000										P		P	

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		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI
Medical, Dental or Related Office	8000									P	P	P	P	
Medical or Dental Laboratory	8071												P	P
Miscellaneous Repair Shops	7600												D	P
Office Uses Not Otherwise Classified	0000										P		P	
Pest or Termite Control Services	7342												P	
Pet Cemetery	6553	S											P	
Photocopying and Duplication Services	7334									P	P	P	P	
Photofinishing Laboratory	7384												P	P
Photography, Commercial Studio	7335									P	P	P	P	
Real Estate Office	6500									P	P	P	P	
Refrigerator or Large Appliance Repair	7623										S		P	
Shoe Repair or Shoeshine Shop	7251										P	P	P	
Taxidermist	7699	P									P		P	
Television, Radio or Electronics Repair	7620										P		P	
Theater (indoor)	7832										P		P	
Theater (outdoor)	7833	S												
Truck and Utility Trailer Rental and Leasing	0000												P	
Truck Washing	7542												P	
Vocational, Business or Secretarial School	8240	S									P		P	
Retail Trade														
ABC Store (liquor)	5921										P		P	
Antique Store	5932										P	P	P	
Appliance Store	5722										P		P	
Arts and Crafts	0000										P	P	P	
Auto Supply Sales	5531										P		P	
Bakery	5461											P	P	
Bar, Night Club, Tavern	5813												S	
Boat Sales	5551												P	
Bookstore (no adult material)	5942									P	P	P	P	
Building Supply Sales	5211												D	P
Computer Sales	5734										P	P	P	
Convenience Store	5411										P	S	P	
Department, Variety or General Merchandise	5300										P		P	
Drugstore	5912										P	P	P	
Fabric or Piece Goods Store	5949										P	P	P	
Farm Supplies and Equipment	0000												P	

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Floor Covering, Drapery or Upholstery	5710										P		P	
Florist	5992										P	P	P	
Food Store	5400										P	D	P	
Furniture Sales	5712										P	D	P	
Garden Center or Retail Nursery	5261	P									P		P	
Hardware Store	5251										P		P	
Home Furnishings, Miscellaneous	5719										P		P	
Manufactured & Modular Home Sales	5271												P	
Miscellaneous Retail Sales	5999										P		P	
Motor Vehicle Sales (new and used)	5511												P	
Motorcycle Sales	5571												P	
Musical Instruments Sales	5736										P	P	P	
Newsstand	5994										P	P	P	
Office Machine Sales	5999										P		P	
Optical Goods Sales	5995										P	P	P	
Paint and Wallpaper Sales	5231										P		P	
Pawnshop	5932										P		P	
Pet Store and Grooming (no boarding)	5999										P		P	
Record and Music Tape Store	5735										P	P	P	
Recreational Vehicle Sales	5561												P	
Restaurant (with drive-thru)	5812										P	D	P	
Restaurant (without drive-thru)	5812										P	D	P	
Service Station, Gasoline Sales	5541										P		P	
Sporting Goods Store, Bicycle Shop	5941										P	P	P	
Tire Sales	5531										P		P	
Truck Stop	5541												P	P
Used Furniture and Merchandise Store	5932										P		P	
Video Tape Rental and Sales	7841										P	P	P	
Wholesale Trade														
Agricultural Chemicals, Pesticides or Fertilizers	5191	D											D	P
Agricultural and Animal Products, Other (Including Tobacco Auction Warehousing)	5159	D											D	P
Apparel, Piece Goods and Notions	5130												P	P
Beer, Wine or Distilled Alcoholic Beverages	5180												P	P
Books, Periodicals and Newspapers	5192												P	P

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		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI
Chemicals and Allied Products	5169													P
Drugs and Sundries	5122													P
Durable Goods, Other	5099												P	P
Electrical Goods	5060													P
Farm Supplies, Other	5191	D											D	P
Flowers, Nursery Stock and Florist Supplies	5193	P											P	P
Forest Products	5099	P												
Furniture and Home Furnishings	5020												P	P
Grain and Field Beans	5153	P												
Groceries and Related Products	5140												P	P
Hardware	5072												P	P
Jewelry, Watches, Precious Stones and Metals	5094												P	P
Livestock	5154	P												P
Lumber and Other Construction Materials	5030	P												P
Lumber, Millwork and Veneer	5031													P
Machinery, Equipment and Supplies	5080													P
Machinery, Farm and Garden	5083	P											P	P
Market Showroom (furniture, apparel, etc.)	0000												P	P
Minerals	5052	S												S
Motor Vehicles	5012												P	P
Motor Vehicles, Parts and Supplies	5010												P	P
Motor Vehicles, Tires and Tubes	5014												P	P
Paints and Varnishes	5198												P	P
Paper and Paper Products	5110												P	P
Plumbing and Heating Equipment	5070												P	P
Professional and Commercial Equipment & Supplies	5040												P	P
Research, Development or Testing Services	8730													P
Sporting and Recreational Goods and Supplies	5091												P	P
Tire Recapping	7534													P
Truck Driving School	8249													P
Tobacco and Tobacco Products	5194	P												P
Toys and Hobby Goods and Supplies	5092												P	P
Wallpaper and Paint Brushes	5198												P	P

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		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI
Transportation, Warehousing And Utilities														
Airport or Air Transportation Facility	4500	S												S
Bulk Mail and Packaging	4212													P
Bus Terminal	4100										P		P	
Communication or Broadcasting Facility	4800										P	P	P	P
Telecommunication Tower (including Cellular, Radio & Television) (see "Accessory Uses" for communication towers and ham radio)	0000	S								S	S	S	S	S
Courier Service	4215										P	P	P	P
Demolition Debris Landfill	0000	S												S
Farm Product Warehousing and Storage	4221	D											D	D
Governmental Communication Towers (See Section 6.6 and 4.4.1.B for standards)														
Heliport	4522	S												S
Landing Strip, Flying Field	0000	S												S
Moving and Storage Service	4214												P	P
Refrigerated Warehousing	4222												P	P
Sewage Treatment Plant-Private														S
Sewage Treatment Plant-Governmental	4952	P												P
Solid Waste Disposal (non-hazardous), Sanitary Landfill Facility	4953	S												
Solid Waste Disposal (non-hazardous), Collection Sites, Convenience Centers, and Transfer Sites	4953	S											S	S
Taxi Terminal	4121										P		P	
Trucking or Freight Terminal	4213													P
Utility Company Office(No Storage Outside)	0000										P	P	P	P
Utility Equipment and Storage Yards	0000													P
Utility Lines	0000	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Service Facility (no outside storage)	0000										P	P	P	P
Utility Related Appurtenances, Substation	0000	D	D	D	D	D	D	D	D	D	D	D	D	D
Warehouse (general storage, enclosed)	4220										P		P	P

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		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI	
Warehouse (self-storage)	4225													P	P
Water Treatment Plant	0000	D	D	D	D									D	D
Water Plant - Private		D	D	D	D									D	D
Manufacturing And Industrial Uses															
Aircraft and Parts	3720														P
Apparel and Finished Fabric Products	2300														P
Audio, Video and Communications Equipment	3600														P
Bakery Products	2050														P
Batteries	3691														P
Beverage Products (alcoholic)	2080														P
Beverage Products (nonalcoholic)	2086														P
Bicycle Assembly, Parts and Accessories	3751														P
Boat and Ship Building	3730														P
Brooms and Brushes	3991														P
Burial Caskets	3995														P
Coffee	2095														P
Computer and Office Equipment	3570														P
Contractors (no outside storage)	0000	S												P	P
Contractors, General Building	1500	S												P	P
Contractors, Special Trade	1700	S												P	P
Costume Jewelry and Notions	3960														P
Dairy Products	2020														P
Drugs	2830														P
Electrical Components	3670														P
Electrical Equipment	3600														P
Electrical Industrial Apparatus, Assembly	3620														P
Electrical Industrial Apparatus, Manufacturing	3620														P
Fabricated Metal Products	3400														P
Fabricated Valve and Wire Products	3490														P
Fats and Oils, Plant	2070														P
Film Production-Outdoor scene filming	0	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Food and Related Products, Miscellaneous	2090														P
Furniture and Fixtures	2500														P
Furniture and Fixtures Assembly	0000														P
Furniture Framing	2426														P

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		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI
Furniture Refinishing	7641													P
Glass Products from Purchased Glass	3231													P
Grain Mill Products	2040	S												P
Heating, Equipment and Plumbing Fixtures	3430													P
Household Appliances	3630													P
Ice	2097													P
Industrial and Commercial Machinery	3500													P
Jewelry and Silverware (no plating)	3910													P
Leather and Leather Products (no tanning)	3100													P
Lighting and Wiring Equipment	3640													P
Manufactured Housing and Wood Buildings	2450													P
Measurement, Analysis and Control Instruments	3800													P
Medical, Dental and Surgical Equipment	3840													P
Metal Fasteners (screws, bolts, etc.)	3450													P
Metal Processing	3350													P
Millwork, Plywood and Veneer	2430													P
Motion Picture Production-Studio/Soundstage	7810													P
Motor Vehicle Parts and Accessories	3714													P
Motorcycle	3751													P
Musical Instruments	3930													P
Paper Products (no coating and laminating)	2670													P
Paperboard Containers and Boxes	2650													P
Pens and Art Supplies	3950													P
Pharmaceutical Preparations	2834													P
Photographic Equipment	3861													P
Photographic Supplies	3861													P
Pottery and Related Products	3260	D												P
Preserved Fruits and Vegetables	2030													P
Printing and Publishing	2700										P		P	P
Rubber and Plastics, Miscellaneous	3000													P
Sawmill or Planing Mills	2420	D												P
Signs	3993										P		P	P
Soaps and Cosmetics	2840													P
Sporting Goods and Toys	3940													P

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		RA	R-40/R-30	R-20	R-30 S	R-15	R-10	R-7	R-7S	O&I	B-1	B-2	B-3	LI
Sugar and Confectionery Products	2060													P
Textile Products (no dyeing and finishing)	2200													P
Tobacco Products	2110													P
Wood Containers	2440													P
Wood Products, Logging	2411	P	P		P									P
Other Uses														
Arts and Crafts Shows	0000	D								P	P	P	P	S
Automobile Parking On Same Lot As Principal Use	0000	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboards, Advertising Signs	0000												P	P
Carnivals, Fairs, Festivals and Other Temporary Events	7999	S									D		D	S
Carnivals, Fairs, Festivals and Other Temporary Events (sponsored by town or nonprofits)	0000	D	D	D	D	D	D	D	D	D	P		P	D
Christmas Tree Sales	0000	P								P	P		P	P
Concerts, Stage Shows (festivals & religious events)	7920	D	D	D	D	D	D	D	D	D	P		P	S
Concerts, Stage Shows (commercial)	7920	S									S		P	S
Conventions, Trade Shows	0000												P	P
Horse Shows	7999	D												S
Outdoor Flea Markets	5932	D											P	S
Outdoor Fruit and Vegetable Markets	5431	D									D		D	S
Outdoor Religious Events - off church premises	0000	D									D		D	S
Planned Business Development	0000	C								C	C	C	C	C
Planned Residential Development		C	C	C	C	C	C	C	C	C				
Planned Office/Commercial Development										C	C	C	C	C
Planned Mixed-Use Development										C	C			
Rural Business Conditional District (RBD) (See Section 6.5 for standards and uses)														
Sexually-Oriented Businesses	0000													S
Shelter Homes for Families and Children		D			D	D	D	D	D	P	P	P	P	
Shopping Center	0000										D	D	D	
Temporary Construction, Storage of Office; Real Estate Sales or Rental Office (with concurrent building for permanent building)	0000	P	P	P	P	P	P	P	P	P	P	P	P	P

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Temporary Hardship Manufactured Home	0000	S	S	S	S	S	S	S	S	S	S	E	S	S
Temporary Emergency, Construction, and Repair Residence	0000	D	D	D	D	D	D	D	D	D	D	D	D	D
Turkey Shoots	0000	D												

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