

**SECTION 403 USE MATRIX**

CUMBERLAND COUNTY ZONING ORDINANCE  
 P = PERMITTED USE  
 S = SPECIAL USE (Sec. 1606 Board of Adjustment)  
 Z = CONDITIONAL ZONING (Article V – County BOC)

LAND USES	ZONING CLASSIFICATIONS																						
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)	
ACCESSORY USES, incidental to any permitted use (Sec. 1002)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ADDRESSING SERVICE/BULK MAILING																				P	P	P	
AGRICULTURAL OR RURAL FARM USE	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
AIRPORT OPERATIONS, minor (Sec. 902)		S																				S	S
AIRPORT OPERATIONS, major																							P
ALCOHOLIC BEVERAGE CONTROL SALES																					P		
APPAREL AND ACCESSORY SALES																			P	P	P		
ASSEMBLIES, Community, assembly hall, armory, stadium, coliseum, community center, fairgrounds etc. (Sec. 916)		P	P	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P
AUCTION SALES, excluding livestock auctioning & motor vehicles																				P	P	P	
BAKERY PRODUCTION AND WHOLESALE SALES																				P	P	P	
BAKING, on premises and retail only																		P	P	P			
BANKS, SAVINGS AND LOAN COMPANY AND OTHER FINANCIAL ACTIVITIES																	P	P	P	P			
BARBERING AND HAIRDRESSING SERVICES/SALONS (Sec. 916)		S																P	P	P			
BARS & NIGHT CLUBS, except as regulated by Sec. 924																					P		
BED AND BREAKFAST (Sec. 903), except as regulated by Sec. 924		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P			
BILLBOARDS (SEC 1307)																					S		P
BINGO																		P		P			
BOOKS & PRINTED MATTER SALES, except as regulated by Sec. 924																	P	P	P	P	P	P	
BORROW SOURCE OPERATIONS (Sec. 904)		S																				S	S
BOTTLED GAS DISTRIBUTING, bulk storage																						P	P
BOTTLING																							P
BUILDING SUPPLY																			P	P	P	P	P
BUS STATION ACTIVITIES, storage terminal activities																				P	P	P	P
CABINET MAKING AND OTHER WOODWORKING																						P	P
CALL CENTER																							P
CEMETERY, public (Sec. 916)		P		S	S			S										P	P	P	P	P	P

**SECTION 403 USE MATRIX**

CUMBERLAND COUNTY ZONING ORDINANCE  
 P = PERMITTED USE  
 S = SPECIAL USE (Sec. 1606 Board of Adjustment)  
 Z = CONDITIONAL ZONING (Article V – County BOC)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
CLUB OR LODGE (Sec. 905), except as regulated by Sec. 924		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	P		
CONVENIENCE CONTAINER AND RECYCLING FACILITY (Sec. 905.1)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
CONVENIENCE RETAIL W/ GASOLINE SALES, including drive thru motor vehicle washing (Sec 916)		P																P	P	P	P	P
COTTON GIN (Sec. 916)		P	P																		P	P
CREMATORIUM																				P	P	P
DAY CARE FACILITY (Sec. 906)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S <sup>1</sup>	S <sup>1</sup>
DETENTION FACILITIES/PRISONS (Sec. 907)		Z	Z																	Z	Z	Z
DISTILLERY, small																				P		
DRY CLEANING AND LAUNDRY COLLECTION, no cleaning on premises except in conjunction with service counter, provided not more than 2500 square feet are devoted to these processes																		P	P	P		
DRY CLEANING/LAUNDRY, self service																		P	P	P		
DRY CLEANING OR LAUNDRY, commercial																				P	P	P
DWELLING, SINGLE & MULTIPLE FAMILY		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>	S <sup>2</sup>		
EXTERMINATING SERVICES																				P	P	P
EQUESTRIAN FACILITIES		P	P	P	P	P	P	P	S	S												
FARM SUPPLIES MERCHANDISING & MACHINERY SALES/SERVICING (Sec. 916)		P																		P	P	P
FIRE STATION OPERATIONS/EMERGENCY SERVICES (Sec. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
FIRING RANGE, OUTDOOR (Sec. 907.1)		Z																				
FISH HATCHERY (Sec. 916)	P	P																				P
FLOWER SHOP																		P	P	P		
FOOD PROCESSING																						P
FOOD PRODUCTION, with on premises retail sales of product																				P	P	
FOOD PRODUCTION/WHOLESALE SALES																				P	P	P
FOOD SALES/GROCERY STORES (Sec. 916)		P																P	P	P		
FUNERAL HOME, incl. incidental crematorium		P															P	P	P	P		
GOLF COURSES (Sec. 908)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
GROUP HOME, six or less clients (Sec. 909)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
GROUP QUARTERS (Sec. 910)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
HARDWARE, PAINT & GARDEN SUPPLY SALES																		P	P	P		
HAZARDOUS WASTE STORAGE/DISPOSAL FACILITY (Sec. 911)																						S
HOME FURNISHING AND APPLIANCE SALES																				P	P	

<sup>1</sup>Only in approved industrial parks

<sup>2</sup>Special Use Permit required for Mixed Use Building, see Section 914.1 (Amd. 01-19-10)

**SECTION 403 USE MATRIX**

CUMBERLAND COUNTY ZONING ORDINANCE  
 P = PERMITTED USE  
 S = SPECIAL USE (Sec. 1606 Board of Adjustment)  
 Z = CONDITIONAL ZONING (Article V – County BOC)

LAND USES	ZONING CLASSIFICATIONS																						
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)	
HOME OCCUPATIONS, Incidental (Sec.1002A)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
HOTEL/MOTEL, except as regulated by Sec. 924																			P	P			
INDUSTRIAL OPERATIONS NOT OTHERWISE PROHIBITED																						P	
INDUSTRIAL SALES OF EQUIPMENT OR REPAIR SERVICE																					P	P	
INTERNET CAFÉ/VIDEO GAMING																					P		
JANITORIAL SERVICE																			P	P	P	P	
KENNEL OPERATIONS <sup>3</sup> (Sec. 912)		P	S	S	S														P	P	P	P	
LABORATORY OPERATIONS, medical or dental																	P	P	P	P			
LABORATORY, RESEARCH																	P	P	P	P	P	P	
LANDFILL, DEMOLITION/INERT DEBRIS																					P	P	
LIBRARY (Sec. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
LIVESTOCK SALES & AUCTIONING (Sec. 916)		P																			P	P	
LOCKSMITH, GUNSMITH																			P	P	P		
MACHINE TOOL MANUFACTURING OR WELDING																						P	
MANUFACTURED HOME CLASS A, for residential occupancy		P	P		P		P	P		P													
MANUFACTURED HOME CLASS B, for residential occupancy		P			P			P															
MANUFACTURED HOME CLASS C, for residential occupancy (Sec. 913)																							
MANUFACTURED HOME PARK (County Subdivision Ordinance), excluding any manufactured home sales																							
MANUFACTURED HOME SALES																					P	P	P
MASSAGE & BODYWORKS THERAPY																			P	P	P		
MILLING OR GRINDING GRAIN AND SEED INTO FOOD (Sec. 916)		P																			P	P	
MINI-WAREHOUSING (SELF-STORAGE FACILITY) (no outside commercial storage of motor vehicles (Sec. 914)		P														S	S	P	P	P	P	P	
MINI-WAREHOUSING (SELF-STORAGE FACILITY) (including outside commercial storage of motor vehicles)		S																		P	P	P	
MONUMENT SALES																					P	P	P
MONUMENT WORKS																					P	P	
MOTOR VEHICLE PARKING LOT, commercial																	P	P	P	P		P	

<sup>3</sup>Repealed. (Amd. 01-19-10; Amd.10-15-12)

<sup>4</sup>Group developments in the R6A Residential district shall not be approved for more than one manufactured dwelling unit. (Amd. 08-20-12)

**SECTION 403 USE MATRIX**

CUMBERLAND COUNTY ZONING ORDINANCE  
P = PERMITTED USE  
S = SPECIAL USE (Sec. 1606 Board of Adjustment)  
Z = CONDITIONAL ZONING (Article V – County BOC)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
MOTOR VEHICLE PARTS AND ACCESSORIES SALES, contained within a building and without storage																		P	P	P		
MOTOR VEHICLE REPAIR AND/OR BODY WORK (Sec. 916), excluding commercial wrecking/dismantling/storage of junked vehicles		P																		P	P	P
MOTOR VEHICLE RENTALS																			P	P	P	P
MOTOR VEHICLE SALES, new and used, including motor vehicle auctions																			P	P	P	P
MOTOR VEHICLE SERVICE STATION OPERATIONS (Sec. 916)																		P	P	P	P	
MOTOR VEHICLE STORAGE YARD																					P	P
MOTOR VEHICLE WASHING																			P	P	P	P
MOTOR VEHICLE WRECKING YARDS AND JUNKYARDS (Sec. 915) including sale of parts																					S	P
NURSERY OPS/PLANT HUSBANDRY/GREENHOUSES (Sec. 916)	P	P						P											P	P	P	P
NURSING HOME/CONVALESCENT HOME/HOSPITAL/RETIREMENT HOME, etc. (Sec. 917)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		
OFFICE SUPPLIES AND EQUIPMENT SALES AND SERVICE/MAILBOX SERVICE																			P	P		
OFFICE USE – of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, clinics (Sec. 916)		P	P	P	P			P									P	P	P	P		
OFFICE USE – with no on-premises stock or goods for sale to the general public and the operations and services of which are customarily conducted and concluded by means of written, verbal or mechanically reproduced communications material																	P	P	P	P		
PET SALES, excluding kennel activities or outside storage of animals																			P	P		
PHOTOGRAPHY STUDIO																	P	P	P	P		
PRINTING AND REPRODUCTION LARGE SCALE, => 4000 sq. ft.																				P	P	P
PRINTING AND REPRODUCTION SMALL SCALE, <4000 sq. ft.																	P	P	P	P		

**SECTION 403 USE MATRIX**

CUMBERLAND COUNTY ZONING ORDINANCE  
 P = PERMITTED USE  
 S = SPECIAL USE (Sec. 1606 Board of Adjustment)  
 Z = CONDITIONAL ZONING (Article V – County BOC)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
PUBLIC/COMMUNITY UTILITY STATIONS/SUBSTATIONS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
PUBLIC UTILITY WORKS, SHOPS OR STORAGE YARDS (Sec. 918)		S																	P	P	P	P
PUBLISHING																					P	P
QUARRY (Sec. 919)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
RADIO OR TELEVISION STUDIO ACTIVITIES ONLY																	P	P	P	P		
RAILROAD STATION/OPERATIONS																				P	P	P
RECREATION/AMUSEMENT INDOOR (Sec. 920) conducted inside building for profit, not otherwise listed & not regulated by Sec. 924								P											P	P		
RECREATION/AMUSEMENT OUTDOOR (Sec. 920) conducted outside building for profit, not otherwise listed & not regulated by Sec. 924	P	P	S	S	S	S	S	S	S	S	S	S							S	P		
RECREATION/AMUSTMENT OUTDOOR (with mechanized vehicle operations) conducted outside building for profit, not otherwise listed & not regulated by Sec. 924		P																		P		
RECREATION OR AMUSEMENT PUBLIC/PRIVATE (Sec. 920) not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not regulated by Sec. 924	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	P	P	P	P	S	S
RECREATION VEHICLE PARK AND/OR CAMPGROUNDS (Sec. 921)	S	S	S					S											P	P		
RELIGIOUS WORSHIP ACTIVITIES		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
REPAIR, RENTAL AND/OR SERVICING, of any product the retail sale of which is a use by right in the same district																		P	P	P	P	P
RESIDENTIAL HABILITATION SUPPORT FACILITY (Sec. 922)		S	S		S			S									P	P		P		
RESTAURANT, operated as commercial enterprise, except as regulated by Section 924																		P	P	P		
RETAILING OR SERVICING. With operations conducted and merchandise stored entirely within a building and not otherwise listed herein																			P	P		
SANITARIUM																	P					

**SECTION 403 USE MATRIX**

CUMBERLAND COUNTY ZONING ORDINANCE  
 P = PERMITTED USE  
 S = SPECIAL USE (Sec. 1606 Board of Adjustment)  
 Z = CONDITIONAL ZONING (Article V – County BOC)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
SAWMILL AND/OR PLANING OPERATION (Sec. 916)	P	P																			P	P
SCHOOL, business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts																	P	P	P	P	P	P
SCHOOLS, public, private, elementary or secondary (Sec. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
SECOND-HAND, PAWN AND FLEA MARKET (Sec. 923)																				P		
SEPTAGE DISPOSAL SITE		P																			P	P
SEXUALLY ORIENTED BUSINESSES (Sec. 924)																				S		P
SHEET METAL FABRICATION																						P
SOLAR FARM		P																			P	P
SOLID WASTE DISPOSAL FAC. (Sec. 925)		S	S																			S
SPECIAL INFORMATION SIGNS (Sec. 1304 D)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
STORAGE-FLAMMABLE																						P
STORAGE-OPEN																						P
STORAGE-WAREHOUSE																						P
SWIMMING POOLS, Incidental to a principal use, (Sec. 1002C)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
TAILORING (Dressmaking)																		P	P	P		
TAXICAB STAND OPERATION																			P	P		
TELEPHONE SWITCHING/BOOSTER STATION		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
THEATER PRODUCTIONS, indoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Section 924																		P	P	P		
THEATER PRODUCTIONS, outdoor (Sec. 926), which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Section 924		S	S					S											S	P		
TIRE RECAPPING																						P
TOWER (Sec. 927)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P
TRADES CONTRACTOR ACTIVITIES, with or without outside storage of equipment or supplies																			P	P	P	P
TRAILER RENTALS, Including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein																				P	P	p

**SECTION 403 USE MATRIX**

CUMBERLAND COUNTY ZONING ORDINANCE  
 P = PERMITTED USE  
 S = SPECIAL USE (Sec. 1606 Board of Adjustment)  
 Z = CONDITIONAL ZONING (Article V – County BOC)

LAND USES	ZONING CLASSIFICATIONS																					
	CD	A1	A1A	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
TRUCK TERMINAL ACTIVITIES, repair & hauling and/or storage																				P	P	P
UPHOLSTERING OR FURNITURE REFINISHING																			P	P	P	P
VARIETY, GIFT AND HOBBY SUPPLY SALES																		P	P	P		
VENDING MACHINE RENTAL																				P	P	P
VETERINARIAN (Sec. 916)		P	P	P	P			P											P	P		
WHOLESALE SALES, with operations conducted and merchandise stored entirely within a building and not otherwise listed herein																				P	P	P
WIRELESS COMMUNICATIONS & ACCESSORY SALES																		P	P	P		

(Section 403 amendments: Amd. 02-21-06, Amd. 02-19-08, Amd. 03-17-09, Amd. 01-19-10; Amd. 04-18-11; Amd.08-20-12; Amd.04-20-15; Amd. 04-20-20)