

5.1 PERMITTED USES

5.1.1 PRINCIPAL USE TABLE

- A. **Table 5.1.1, Principal Use Table**, displays the principal uses allowed in each zoning district and references use conditions.
- B. **Table 5.1.1, Principal Use Table**, should be read in conjunction with the definitions of principal uses and other terms in **Section 11.2, Definitions**.
- C. Land, buildings, and structures shall only be used in accordance with the districts shown on the Official Zoning Maps, and subject to all requirements and conditions specified in this Ordinance.

5.1.2 ESTABLISHED NONCONFORMING USES

Nonconforming uses as regulated in **Section 9.2, Nonconforming Uses**, shall be permitted.

5.1.3 NEW OR UNLISTED USES AND EXPANSION OF USES CLASSIFIED IN PREVIOUS ZONING ORDINANCES

- A. When a proposed use is not listed in **Table 5.1.1, Principal Use Table**, the Director of Inspections shall classify the use with that use in the Table most similar and enforce the requirements of the similar listed use.
- B. Except when the provisions for nonconforming situations in **Chapter 9, Nonconformities**, apply, whenever a use that was classified under a previous zoning ordinance is increased in intensity or expanded, the Director of Inspections shall classify the entire zoning lot to the most similar current use in **Table 5.1.1, Principal Use Table**.

5.1.4 OTHER DEVELOPMENT REQUIREMENTS OF THE ZONING ORDINANCE

A. ADDITIONAL DEVELOPMENT REQUIREMENTS

In addition to the regulation of uses pursuant to this Section, **Section 5.1, Permitted Uses**, and the use conditions of **Section 5.2, Use-Specific Standards**, the following additional development requirements of this Ordinance may apply to specific properties and situations.

TABLE 5.1.4: ADDITIONAL DEVELOPMENT STANDARDS

SECTION NUMBER	APPLICABLE STANDARDS
Sections 4.5 through 4.8	Supplementary Regulations for Certain Zoning Districts
Section 4.9	Regulations for Overlay and Special Purpose Districts
Section 5.3	Accessory Uses
Section 5.4	Temporary Uses
Section 4.1.4B	Dimensional Requirements
Section 6.5	Sign Regulations
Section 6.1	Parking, Stacking, and Loading Areas
Section 6.2	Landscaping Standards
Section 6.3	Bufferyard Standards
Sections 6.4 through 6.6	Various Development Standards
Section 4.9.5	Historic Preservation
Chapter 9	Nonconforming Situations

B. SITE PLAN REVIEW CONDITIONS

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For uses which require review by the Planning Board, the Board of Adjustment, and/or the Elected Body, or for special use district rezoning requests, additional conditions may be recommended or placed on the use pursuant to **Section 10.1.2, City-County Joint Planning Board, Section 10.1.3, Board of Adjustment, Section 3.2.13E, Special Use Permits Authorized By The Elected Body,** and **Section 3.2.19D, Special Use Districts.**

5.1.5 TABLE OF PRINCIPAL USES

A. INTERPRETATION

1. ZONING PERMIT FROM DIRECTOR OF INSPECTIONS

Uses identified in a particular district column with a Z require only issuance of a zoning permit by the Director of Inspections and shall be allowed in such district with such conditions as referenced in the Conditions column, subject to all other applicable requirements of this Ordinance.

2. SITE PLAN APPROVAL BY PLANNING BOARD

Uses identified in a particular district column with a P shall be permitted in such district upon approval by the Planning Board of a site plan meeting such conditions as referenced in the Conditions column, subject to all other applicable requirements as identified in **Section 5.1.4, Other Development Requirements of the Zoning Ordinance.**

3. SPECIAL USE PERMIT APPROVAL BY BOARD OF ADJUSTMENT

Uses identified in a particular district column with an A shall be permitted in such district upon approval of a Special Use Permit by the Board of Adjustment, **unless exempted per Section 3.2.13D.10 of this ordinance,** with such conditions as referenced in the Conditions column, subject to all other applicable requirements as identified in **Section 5.1.4, Other Development Requirements of the Zoning Ordinance.**

4. SPECIAL USE PERMIT APPROVAL BY ELECTED BODY

Uses identified in a particular district column with an E shall be permitted in such district upon approval of a Special Use Permit by the Elected Body, **unless exempted per Section 3.2.13E.8 of this ordinance,** with such conditions as referenced in the Conditions column, subject to all other applicable requirements as identified in **Section 5.1.4, Other Development Requirements of the Zoning Ordinance.**

5. CONDITIONS COLUMN

The number in the Conditions column references the subsection of **Section 5.2, Use-Specific Standards,** i.e., condition **5.2.72** refers to Section **5.2.72, Residential Building, Single Family (W).**

6. SPECIAL USE DISTRICT ZONING APPROVAL BY ELECTED BODY

Uses identified in a particular district column with an S shall be permitted in zoning districts designated with a -S suffix after the zoning designations, with such conditions as referenced in the Conditions column, subject to all other applicable requirements as identified in **Section 5.1.4, Other Development Requirements of the Zoning Ordinance.**

B. H DISTRICT

The uses permitted in the H District are not displayed in **Table 5.1.1, Principal Use Table.** Please refer to **Section 4.9.5C.1, Permitted Uses,** for permitted uses in the H District.

TABLE 5.1.1: PRINCIPAL USE TABLE

Z = Permit from Zoning Officer;

P = Planning Board Review; A = Special Use Permit from BOA; E = Elected Body Special Use Permit

(Lo) = Following a use indicates the use is a low-intensity use

(Hi) = Following the use is a high-intensity use.

USE TYPE	RESIDENTIAL DISTRICTS														COMMERCIAL DISTRICTS								IND. DIST.	I & MU DIST.	CONDITIONS									
	YR	AG	RS40	RS30	RS20	RS15	RS12	RS9	RS7	RSQ	RM5	RM8	RM12	RM18	RMU	MH	NO	LO	CPO	GO	NB	PB	LB	NSB		HB	GB	CB	MRB-S ⁴	E	LI	GI	CI	IP
RESIDENTIAL USES																																		

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Section 5.1 Permitted Uses

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	YR	AG	RS40	RS30	RS20	RS15	RS12	RS9	RS7	RSQ	RM5	RM8	RM12	RM18	RMU	MH	NO	LO	CPO	GO	NB	PB	LB	NSB	HB	GB	CB	MRB-S ⁴	E	LI		GI	CI	IP	C	MU-S			
Cottage Court (Low)							P	P	P	P	P	P	P	P	P					P	P																P		5.2.26.1
Residential Building, Single Family (Lo)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z						Z ⁶		P						Z	Z	Z		5.2.72	
Residential Building, Duplex (Lo)										Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z							P								Z			
Residential Building, Townhouse (Lo)										P	P	P	P	P	P	P	P	P	P	P	P				P ⁸	P	Z	Z	P			Z			Z	Z	Z	5.2.70; 5.2.71	
Residential Building, Twin Home (Lo)										Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z							P								Z	Z	Z	5.2.70; 5.2.71
Residential Building, Multifamily (Hi)										P	P	P	P	P	P	P	P	P	P	P	P				P ⁸	P	Z	Z	P			Z			Z	Z	Z	5.2.70; 5.2.71	
Manufactured Home, Class A (Lo)	A	A	A	A	A	A	A	A	A	A							Z																				Z		5.2.49
Manufactured Home, Class B (F) (Lo)	A	A	A	A	A												Z																						5.2.50
Manufactured Home, Class B (W) (Lo)																	Z																						5.2.51
Manufactured Home, Class C (F) (Lo)	A	A	A	A													Z																						5.2.50
Manufactured Home, Class D (Lo)																																							5.2.53
Manufactured Housing Development (Lo)																	P																				Z		5.2.54
Boarding or Rooming House (Lo)													Z	Z	Z					Z	Z	Z			Z	Z	Z										Z		5.2.11
Combined Use (Lo)																	Z	Z		Z	Z	Z			Z	Z	Z	Z				Z					Z		5.2.25
Family Group Home A (Lo)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z																	Z	Z	Z		5.2.30
Family Group Home B (Hi)											P	P	P	P			Z			P					P	P									P	Z	Z		5.2.30
Family Group Home C (Hi)												P	P	P						P					P	P									A	Z	Z		5.2.31

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Fraternity or Sorority (Hi)												P	P	P	P				Z							Z	Z							Z			5.2.33
Life Care Community (Lo)												P	P	P	P					P						P	P	Z							Z	Z	5.2.47
Planned Residential Development (Lo)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P										Z							P		Z	5.2.66
AGRICULTURAL USES																																					
Agricultural Production, Livestock (W) (Lo)		A																																			
Agricultural Production, Crops (F) (Lo)	Z	Z	Z	Z	Z	Z	Z	Z	Z										Z											Z	Z				Z		
Agricultural Production, Livestock (F) (Lo)	Z	Z	Z	Z	Z	Z	Z	Z	Z										Z											Z	Z				Z		
Agricultural Tourism (F) (Lo)	Z	Z																																			5.2.6
Animal Feeding Operation (Hi)		Z																												Z						5.2.8	
Fish Hatchery (Lo)		Z																											Z	Z							
Urban Agriculture (W) (Lo)	Z	A	A	A	A	A	A	A	A	A	A	A	A	A	A					Z	Z				Z	Z			Z	Z			Z	Z	Z		
RETAIL AND WHOLESALE TRADE USES																																					
Arts and Crafts Studio (Lo)																			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z			
Building Materials Supply (Hi)																									Z	Z	Z	Z	Z	Z	Z					Z	
Bulk Storage of Petroleum Products (Hi)																														Z							
Convenience Store (Hi)																			Z ¹	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z				Z		
Food or Drug Store (Hi)																			Z ¹	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z				Z		
Fuel Dealer (Hi)																								Z	Z				Z	Z	Z						
Furniture and Home Furnishings Store (Lo)																				Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z					Z	
Micro-Brewery or Micro-Distillery (Hi)																					Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z			Z	5.2.57	
Motor Vehicle Dismantling and Wrecking Yard (Hi)																														P						5.2.59	

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Motorcycle Dealer (Hi)																					Z	Z		Z	Z	A	Z		Z	Z	A			Z			
Nursery, Lawn and Garden Supply Store, Retail (Hi)																						Z	Z		Z	Z		Z		Z	Z				Z		
Outdoor Display Retail (Hi)																						Z ²			Z	Z		Z		Z	Z				Z	5.2.63	
Restaurant (without drive-through service) (Hi)																		Z		Z	Z	Z	Z	Z	Z	Z	Z				Z			Z			
Restaurant (with drive-through service) (Hi)																							Z	Z	Z		Z	Z							Z		
Retail Store (Hi)																				Z ¹	Z	Z	Z	Z	Z	Z	Z	Z			Z			Z		Z	5.2.73
Shopping Center (Hi)																					Z	Z	Z	Z	Z	Z	Z	Z			Z			Z		Z	5.2.80; 5.2.81
Shopping Center, Small (Hi)																					Z	Z	Z	Z	Z	Z	Z			Z			Z		Z	5.2.82; 5.2.83	
Storage Trailer (Hi)																														Z							
Wholesale Trade A (Hi)																										Z	Z	Z	Z	Z	Z	Z				Z	
Wholesale Trade B (Hi)																													Z	Z							
BUSINESS AND PERSONAL SERVICE USES																																					
Adult Establishment (F) (Hi)																									Z				Z								5.2.5
Adult Establishment (W) (Hi)																									Z				Z								5.2.5
Banking and Financial Services (Hi)																	A	Z	Z	Z	A ¹	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
Bed and Breakfast (Lo)			A	A	A	A	A	A	A	A	A	Z	Z	Z	Z		A	Z					Z	Z	Z				Z						Z		5.2.10
Building Contractors, General (Hi)																					Z			Z	Z			Z	Z								
Building Contractors, Heavy (Hi)																													Z	Z							
Car Wash (Hi)																					Z	Z	Z	Z	Z	Z	Z		Z	Z					Z		5.2.14

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Electronic Sweepstakes Operation (W) (Hi)																																						5.2.29	
Entertainment Facility, Large (Hi)																										E	E	E	Z										
Funeral Home (Lo)																		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z						Z	Z				
Hotel or Motel (Hi)																		Z		Z	Z	Z	Z	Z	Z	Z	Z	Z			Z					Z			
Kennel, Indoor (Hi)																		E			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z					Z		5.2.41	
Kennel, Outdoor (F) (Hi)	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>A</u>	<u>A</u>												<u>A</u>			<u>Z</u>		<u>Z</u>	<u>Z</u>						<u>Z</u>	<u>Z</u>							<u>Z</u>	<u>Z</u>	5.2.42
Motor Vehicle, Rental and Leasing (Hi)																		Z		Z	Z	Z	Z	Z	Z	Z	A	Z	Z	Z	Z	Z	Z						
Motor Vehicle, Repair and Maintenance (Hi)																				Z ¹	Z	Z ²	Z	Z	Z	Z	A	Z	Z	Z	Z					Z		5.2.60	
Motor Vehicle, Body or Paint Shop (Hi)																									Z	Z				Z	Z								5.2.60
Motor Vehicle, Storage Yard (Hi)																									Z	Z				Z	Z								5.2.61
Offices (Lo)																	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
Services, A (Lo)																		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		
Services, B (Hi)																				Z					Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		5.2.77
Signs, Off-Premises (Hi)																									Z					Z	Z	Z							5.2.84
Storage Services, Retail External (Hi)																									Z	Z				Z	Z								5.2.89
Storage Services, Retail Internal (Lo)																			Z		E	E		Z	Z	Z	Z	Z	Z	Z	Z					Z			
Testing and Research Lab (Lo)																		Z		Z				Z	Z	Z	Z	Z	Z	Z	Z	Z	Z				Z		
Veterinary Services (Lo)																	A			Z ¹	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z					Z		5.2.95	
Warehousing (Hi)																				Z				Z	Z			Z	Z	Z									
RECREATIONAL USES																																							
Campground (F) (Lo)	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>																																		5.2.13	
Fishing, Fee Charged (Lo)	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>																															Z		5.2.32
Golf Course (Lo)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>									Z				Z		Z				Z			5.2.34	

Chapter 5 Use Standards

Section 5.1 Permitted Uses

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	YR	AG	RS40	RS30	RS20	RS15	RS12	RS9	RS7	RSQ	RM5	RM8	RM12	RM18	RMU	MH	NO	LO	CPO	GO	NB	PB	LB	NSB	HB	GB	CB	MRB-S ⁴	E	LI		GI	CI	IP	C	MU-S					
Child Day Care, Small Home (Lo)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z				Z	Z				Z								Z	Z			5.2.21			
Church or Religious Institution, Community (Lo)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A			Z	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	P	Z	Z		5.2.22		
Church or Religious Institution, Neighborhood (Lo)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		5.2.23		
Club or Lodge (Hi)																			Z	Z	Z				Z	Z	Z	Z	Z				Z	A		Z			5.2.24		
College or University (Hi)																		Z	Z		Z				Z	Z	Z	Z		Z		Z	A	Z	Z						
Correctional Institution (Hi)																									E	E	E			Z	E								5.2.26		
Dirt Storage (Hi)	A	A	A	A	A																				A	A			A	A										5.2.27	
Government Offices, Neighborhood Organization, or Post Office (Lo)																	Z	Z	Z	Z	Z ¹	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z				
Group Care Facility A (Hi)																	P				P					P	P													5.2.35	
Group Care Facility B (Hi)																										P															5.2.35
Group Care Facility C (Hi)																										S															5.2.36
Habilitation Facility A (Lo)		A	A	A	A	A	A	A	A	A	A	A	Z	Z	Z			Z	Z		Z	Z			Z	Z	Z	Z				Z	Z	Z	Z					5.2.37	
Habilitation Facility B (Lo)													Z	Z	Z			Z	Z		Z	Z			Z	Z	Z	Z				Z	Z	Z	Z					5.2.38	
Habilitation Facility C (Lo)													A	A	A			Z	Z		Z	Z			Z	Z	Z	Z				Z	Z	Z	Z					5.2.38	
Hospice and Palliative Care (Lo)																	Z	Z									Z								Z	Z	Z				
Hospital or Health Center (Hi)																		Z	Z		Z				Z	Z	Z	Z		Z		Z				Z	Z				
Institutional Vocational Training Facility (Hi)																		Z	Z		Z				Z	Z	Z	Z		Z	Z										
Landfill, Construction & Demolition (F) (Hi)																										P	P			P	P										5.2.43

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Stadium, Coliseum, or Exhibition Bldg (Hi)																						Z			Z	Z	Z						Z		Z	Z	5.2.87		
MANUFACTURING AND MINING																																							
Manufacturing A (Hi)																		Z								Z		Z		Z	Z	Z				Z		5.2.55	
Manufacturing B (Hi)																															Z	Z						5.2.55	
Manufacturing C (Hi)																															Z	/	S				<u>5.2.55.1</u>		
Asphalt and Concrete Plant (F) (Hi)																															Z								
Asphalt and Concrete Plant (W) (Hi)																															E						5.2.9		
Borrow Site (Hi)	A	A	A	A	A																				A	A			A	A							5.2.12		
Hazardous Waste Management Facility (Hi)																															E						5.2.39		
Meat Packing Plant (Hi)																														P							5.2.56		
Mining, Quarry, or Extractive Industry (Hi)																														E							5.2.58		
Recycling Plant (Hi)																														Z									
Storage and Salvage Yard (Hi)																														Z							5.2.88		
TRANSPORTATION AND UTILITIES																																							
Access Easement, Private Off-Site (Lo)	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	Z		E ⁵	E ⁵	E ⁵	E ⁵	E ⁵	Z	5.2.2 ⁵			
Airport, Private (Hi)																		P													P						5.2.7		
Airport, Public (Hi)																															A								
Heliport (Hi)																		P												P	P						5.2.40		
Helistop (Hi)																		A	A	A									A	A	A						5.2.40		
Park and Shuttle Lot (Lo)		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	P	Z		5.2.64		
Parking, Commercial (Lo)																		Z											Z	Z	Z	Z					Z		

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(Hi) = Following the use is a high-intensity use.

USE TYPE	RESIDENTIAL DISTRICTS														COMMERCIAL DISTRICTS										IND. DIST.			I & MU DIST.			CONDITIONS									
	YR	AG	RS40	RS30	RS20	RS15	RS12	RS9	RS7	RSQ	RM5	RM8	RM12	RM18	RMU	MH	NO	LO	CPO	GO	NB	PB	LB	NSB	HB	GB	CB	MRB-S ⁴	E	LI		GI	CI	IP	C	MU-S				
Parking, Off-Site, for Multifamily or Institutional Uses			E	E	E	E	E	E	E	E	E	E	E	E	E																								5.2.65	
Terminal, Bus or Taxi (Hi)																					Z					Z	Z	Z	Z									Z		
Terminal, Freight (Hi)																																								
Transmission Tower (F) (Hi)	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	Z	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	<u>Z/A</u>	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	<u>Z/A</u>	Z	Z	<u>Z/A</u>	5.2.93	
Transmission Tower (W) (Hi)	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Z/A	Z/A	Z	Z/A	Z/A	Z/A	Z/A	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z/A	Z	Z	Z/A	5.2.92
Utilities (Hi)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	Z	Z	P	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	5.2.94

NOTES:

- [1] See Section 4.6.5C, Supplementary District Requirements.
- [2] See Section 4.6.7C, Supplementary District Requirements in GMAs 4 and 5.
- [3] See Section 5.2.74, Riding Stable, Including Veterinarian Services for Equine Species and Cattle.
- [4] Per Section 4.6.12, Major Retail and Business District (MRB-S) (W).
- [5] SUP not required if requirements of Section 5.2.2, Access Easement, Private Off-Site, are met.
- [6] See Section 5.2.72, Residential Building, Single Family (W).
- [7] See Section 4.6.4, GO General Office District.
- [8] See Section 4.6.9, HB Highway Business District.