

Residential Districts

Residential Districts in General. Residential districts are composed of certain existing residential areas of the Town and certain areas where similar residential development appears likely to occur. The regulations for these districts are designed to stabilize and protect the essential characteristics of each district by promoting and encouraging a suitable environment for family life and prohibiting certain activities of a non-residential nature. To these ends, development is limited to dwellings which provide homes for the residents plus certain additional uses such as schools, parks, recreation facilities, and certain other public facilities. This system of classification is utilized to optimize orderly development by providing a variety of living environments based on different levels of permitted population density and facilitating the adequate provision of transportation and other public facilities.

CD Conservancy District. This district is designed to preserve and protect identifiable natural resources from encroachment. The general intent of the district is to provide protection for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as any land area deemed desirable for protection from development and may include, but not limited to: swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged wood land on U. S. Geological Survey maps, soil maps prepared by the U. S. Department of Agriculture, Soil Conservation Service or other appropriate sources.

RR Rural Residential. A district intended for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for low-density residential and agriculture purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.

R-20 Residential District. A district designed primarily for single-family units with a lot area of 20,000 square feet or above.

R-15 Residential District. A district designed primarily for single –family dwelling units with a lot of 15,000 square feet or above.

R-7.5 Residential District. A district designed primarily for single –family dwelling units with a lot of 7,500 square feet or above.

R-6 Residential District. A district designed for a mix of single- and multiple-family dwellings.

R-6A Residential district. A district designed for a mix of single- and multiple-family dwellings including the use of manufactured homes on individual lots and in manufactured home parks.

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R-5A Residential District. A district designed primarily for multiple-family housing with a maximum density of 13.5 dwelling units per net acre.

R-5 Residential District. A district designed primarily for multiple-family housing with a maximum density of 29 units per acre, dependent upon the type of units.

C D

Conservancy District

Permitted uses:

- Accessory uses incidental to any permitted use
- Agricultural or rural farm use
- Fish hatchery
- Municipal building and activities
- Nursery operations/plant husbandry/greenhouses (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Recreation vehicle park and/or campgrounds (102A-1020)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

RR

Rural Residential

Permitted uses:

- Accessory uses incidental to any permitted use
- Agricultural or rural farm use
- Bed and breakfast (102A-1003)
- Dwelling, single and multiple family
- Fire station operations/emergency service (102A-1015)
- Golf courses (102A-1007)
- Group homes, six or less clients (102A-1008)
- Home occupation, incidental (102A-1102)
- Library (102A-1105)
- Manufactured home, Class A and/or B for residential occupancy
- Nursery operations/plant husbandry/greenhouses (102A-1015)
- Office use, with no on-premises stock of 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
- Public/community utility stations/substations (Sec. 102A-1015)
- Recreation/amusement indoor (conducted inside building for profit, not otherwise listed & not regulated) (Sec. 102A-1019)
- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement outdoor (with mechanized vehicle operations)
- Religious worship activities (102A-1015)
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]
- Veterinarian

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

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Special use (Board of Adjustment approval required)

- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Cemetery, public (102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Day care facility (102A-1006)
- Equestrian facilities (unless approved in conjunction with Conditional Zoning)
- Group quarters (102A-1009)
- Kennel Operations (102A-1010)
- Nursing home/convalescent home/hospital/retirement home, etc. (102A-1016)
- Recreation vehicle park and/or campgrounds (102A-1020)
- Residential habilitation support facilities (102A-1021)
- Special information signs [102A-1404(g)]
- Theater productions, outdoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by (102A-1023) (102A-1025)
- Towers (102A-1026)

R-20

Residential District

Permitted uses:

- Accessory uses incidental to any permitted use
- Agricultural or rural farm use
- Bed and breakfast (102A-1003)
- Dwelling, single and multiple family
- Fire station operations/emergency service (102A-1015)
- Golf courses (102A-1007)
- Group homes, six or less clients (102A-1008)
- Home occupation, incidental (102A-1102)
- Library (102A-1015)
- Public/community utility stations/substations (Sec. 102A-1015)
- Religious worship activities (102A-1015)
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Cemetery, public (Sec.102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)

R-20 continued page 2

Special use (Board of Adjustment approval required)

- Day care facility (102A-1006)
- Equestrian facilities (unless approved in conjunction with Conditional Zoning)
- Group quarters (102A-1009)
- Nursing home/convalescent home/hospital/retirement home, etc. (102A-1016)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

R-15

Residential District

Permitted uses:

- Accessory uses incidental to any permitted use
- Bed and breakfast (102A-1003)
- Dwelling, single and multiple family
- Fire station operations/emergency service (102A-1015)
- Golf courses (102A-1007)
- Group homes, six or less clients (102A-1008)
- Home occupation, incidental (102A-1102)
- Library (102A-1015)
- Public/community utility stations/substations (Sec.102A-1015)
- Religious worship activities (102A-1015)
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Cemetery, public (Sec.102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Day care facility (102A-1006)

R-15 continued page 2

Special use (Board of Adjustment approval required)

- Equestrian facilities (unless approved in conjunction with Conditional Zoning)
- Group quarters (102A-1009)
- Nursing home/convalescent home/hospital/retirement home, (102A-1016)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

R-7.5

Residential District

Permitted uses:

- Accessory uses incidental to any permitted use
- Bed and breakfast (102A-1003)
- Dwelling, single family
- Fire station operations/emergency service (102A-1015)
- Golf courses (102A-1007)
- Group homes, six or less clients (102A-1008)
- Home occupation, incidental (102A-1102)
- Library (102A-1015)
- Public/community utility stations/substations (Sec.102A-1015)
- Religious worship activities (102A-1015)
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Cemetery, public (Sec.102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Day care facility (102A-1006)
- Group quarters (102A-1009)

R7.5 continued page 2

Special use (Board of Adjustment approval required)

- Nursing home/convalescent home/hospital/retirement home, (102A-1016)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

R-6

Residential District

Permitted uses:

- Accessory uses incidental to any permitted use
- Bed and breakfast (102A-1003)
- Dwelling, single and multiple family
- Fire station operations/emergency service (102A-1015)
- Golf courses (102A-1007)
- Group homes, six or less clients (102A-1008)
- Home occupation, incidental (102A-1102)
- Library (102A-1015)
- Public/community utility stations/substations (Sec.102A-1015)
- Religious worship activities (102A-1015)
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Day care facility (102A-1006)
- Group quarters (102A-1009)

R-6 continued page 2

Special use (Board of Adjustment approval required)

- Nursing home/convalescent home/hospital/retirement home, (102A-1016)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

R-6A

Residential District

Permitted uses:

- Accessory uses incidental to any permitted use
- Bed and breakfast (102A-1003)
- Dwelling, single and multiple family
- Fire station operations/emergency service (102A-1015)
- Golf courses (102A-1007)
- Group homes, six or less clients (102A-1008)
- Home occupation, incidental (102A-1102)
- Library (102A-1015)
- Manufactured home, Class A and/or Class B for residential occupancy
- Manufactured home park, including Class C manufactured homes approved under Sec.102A-1011, but excluding any manufactured homes sales (Hope Mills Subdivision Ordinance)
- Public/community utility stations/substations (Sec.102A-1015)
- Religious worship activities (102A-1015)
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)

R-6A continued page 2

Special use (Board of Adjustment approval required)

- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Day care facility (102A-1006)
- Group quarters (102A-1009)
- Nursing home/convalescent home/hospital/retirement home (102A-1016)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

R-5

Residential District

Permitted uses:

- Accessory uses incidental to any permitted use
- Bed and breakfast (102A-1003)
- Dwelling, single and multiple family
- Fire station operations/emergency service (102A-1015)
- Golf courses (102A-1007)
- Group homes, six or less clients (102A-1008)
- Home occupation, incidental (102A-1102)
- Library (102A-1015)
- Public/community utility stations/substations (Sec.102A-1015)
- Religious worship activities (102A-1015)
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Day care facility (102A-1006)
- Group quarters (102A-1009)
- Mini-warehousing (self-storage facility) (no outside commercial storage of motor vehicles) (102A-1012)

R-5 continued page 2

Special use (Board of Adjustment approval required)

- Nursing home/convalescent home/hospital/retirement home, (102A-1016)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

R-5A

Residential District

Permitted uses:

- Accessory uses incidental to any permitted use
- Bed and breakfast (102A-1003)
- Dwelling, single and multiple family
- Fire station operations/emergency service (102A-1015)
- Golf courses (102A-1007)
- Group homes, six or less clients (102A-1008)
- Home occupation, incidental (102A-1102)
- Library (102A-1015)
- Public/community utility stations/substations (Sec.102A-1015)
- Religious worship activities (102A-1015)
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Day care facility (102A-1006)
- Group quarters (102A-1009)
- Mini-warehousing (self-storage facility) (no outside commercial storage of motor vehicles) (102A-1012)

R-5 continued page 2

Special use (Board of Adjustment approval required)

- Nursing home/convalescent home/hospital/retirement home, (102A-1016)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

O & I

Office and Institutional

O & I (P) planned office and institutional district. This district is designed primarily for agencies and offices rendering specialized services in the professions, finance, real estate, and brokerage as well as the traditional institutional functions both public and private, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized as having no retail or wholesale trade, except as incidental use. The district is normally small and often situated between business and residential areas. The regulations are designed for maintaining more compatibility with nearby residential districts than would exist with a commercial district. To promote the essential design features with the O&I(P) district, site plan approval is a requirement.

Permitted uses:

- Accessory uses incidental to any permitted use
- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Bank, savings and loan company and other financial activities
- Books & printed - matter sales, not regulated by Sec. 102A-1023
- Delicatessen operations (including catering)
- Dwelling, single and multiple family (second floor and above only)
- Fire station operations/emergency service (102A-1015)
- Funeral home, including incidental crematorium
- Golf courses (102A-1007)
- Home occupation, incidental (102A-1102) (second floor and above only)
- Laboratory operations, medical and dental
- Library
- Motor vehicle parking lot, commercial
- Municipal building and activities
- Nursing home/convalescent home/hospital/retirement home. (102A-1015)
- Office use of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, clinic (Sec. 102A-1015)

O & I continued page 2

Permitted uses:

- Office use, with no on-premises stock of 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
- Photography studio
- Printing and reproduction small scale, <4000 square feet
- Public/community utility stations/substations (Sec.102A-1015)
- Radio or television studio activities only
- Religious worship activities (102A-1015)
- School, business and commercial, trade, vocational & fine arts
- Schools, public: elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Club or lodge not regulated under Sec. 102A-1023 (102A-1005)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Day care facility (102A-1006)
- Mini-warehousing (self-storage facility) no outside commercial storage of motor vehicles) (Sec.102A-1012)
- Residential habilitation support facilities (102A-1021)
- Sanitarium (Sec.102A-1016)
- Schools, private (not otherwise listed)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

C 1 (P)

Planned Local Business District

C 1 (P) Planned Local Business District. This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C 1 (P) district, site plan approval is a requirement for development proposed for the district.

Permitted uses:

- Accessory uses incidental to any permitted use
- Apparel and accessory sales
- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Baking, on-premises and retail only
- Bank, savings and loan company and other financial activities
- Barbering, hairdressing and salon services
- Bingo
- Books & printed matter – sales, not regulated by Sec. 102A-1023
- Cemetery, public (102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience retail w/ gasoline sales, including incidental motor vehicle washing
- Day care facility (102A-1006)
- Delicatessen operations (including catering)
- Dry cleaning/laundry, self service
- Dry cleaning/ laundry collection, no cleaning on premises except in conjunction with service counter, provided not more than 2,500 square feet is devoted to these processes
- Dwelling, single and multiple family (second floor and above)
- Fire station operations/emergency service (102A-1015)
- Florist
- Food sales/grocery stores

C 1 (P) continued page 2

Permitted uses:

- Funeral home, including incidental crematorium
- Golf courses (102A-1007)
- Hardware, paint, and garden supply sales
- Home occupation, incidental (102A-1102) (second floor only)
- Laboratory operations, medical or dental
- Library (102A-1015)
- Massage & bodyworks therapy
- Motor vehicle parking lot, commercial
- Motor vehicle parts and accessories sales, contained within a building and with no outside storage
- Motor vehicle service station service station operations
- Municipal building and activities
- Nursing home/convalescent home/hospital/retirement home. (102A-1016)
- Office use of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, clinic (Sec. 102A-1015)
- Office use, with no on-premises stock of 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
- Photography studio
- Printing and reproduction small scale, <4000 square feet
- Public/community utility stations/substations (Sec.102A-1015)
- Radio or television studio activities only
- Religious worship activities (102A-1015)
- Repair, rental, or servicing of any product the retail sale of which is a use by right in the same district
- Restaurant, operated as commercial enterprise, drive-ins excluded and except as regulated by Sec 102A-1023
- School, business and commercial, trade, vocational & fine arts
- Schools, public, elementary or secondary (102A-1015)
- Swimming pools, incidental to a principal use [102A-1102(c)]
- Tailoring

C 1 (P) continued page 3

Permitted uses:

- Theater productions, indoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by (102A-1023)
- Variety, gift and hobby supply sales
- Vending machine outdoor
- Veterinarian
- Wireless communications & accessory sales

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Convenience container and recycling facility (Sec.102A-1005.1)
- Mini-warehousing (self-storage facility) no outside commercial storage of motor vehicles) (Sec.102A-1012)
- Residential habilitation support facilities (102A-1021)
- Schools, private (not otherwise listed)
- Special information signs [102A-1404(g)]
- Towers (102A-1026)

C 2 (P)

Planned Service and Retail District

C 2 (P) Planned Service and Retail District. This district is designed to allow for the non-residential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.

Permitted uses:

- Accessory uses incidental to any permitted use
- Addressing service
- Apparel and accessory sales
- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Baking, on-premises and retail only
- Bank, savings and loan company and other financial activities
- Barbering and hairdressing services
- Bed and breakfast (Sec.102A-1003)
- Bingo
- Books & printed matter – sales, not regulated by Sec. 102A-1023
- Building supply
- Cemetery, public (102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)
- Convenience retail w/ gasoline sales, including incidental motor vehicle washing
Schools, private (not otherwise listed)
- Day care facility (102A-1006)
- Delicatessen operations (including catering)
- Dry cleaning/laundry, self service
- Dry cleaning/ laundry collection, no cleaning on premises except in conjunction with service counter, provided not more than 2,500 square feet is devoted to these processes
- Dwelling, single and multiple family (second floor and above)
- Fire station operations/emergency service (102A-1015)

C 2 (P) continued page 2

Permitted uses:

- Florist
- Food production, with on premises retail sales of product
- Food sales/grocery stores
- Funeral home, including incidental crematorium
- Golf courses (102A-1007)
- Hardware, paint, and garden supply sales
- Home furnishing and appliance sales
- Home occupation, incidental (102A-1102) (second floor only)
- Hotel/motel (not regulated by Sec. 102A-1023)
- Janitorial service
- Laboratory operations, medical or dental
- Library (102A-1015)
- Locksmith, gunsmith
- Massage & bodyworks therapy
- Mini-warehousing (self-storage facility) (no outside commercial storage of motor vehicles) (Sec.102A-1012)
- Motor vehicle parking lot, commercial
- Motor vehicle parts and accessories sales, contained within a building and with no outside storage
- Motor vehicle rentals
- Motor vehicle service station service station operations
- Motor vehicle washing
- Municipal building and activities
- Nursery operations/plant husbandry/greenhouses (102A-1015)
- Nursing home/convalescent home/hospital/retirement home, (102A-1016)
- Office supplies and equipment sales and service/mailbox service
- Office use of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, clinic (Sec.102A-1015)
- Office use, with no on-premises stock of 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
- Pet sales, excluding kennel activities or outside storage of animals
- Photography studio
- Printing and reproduction small scale, <4000 square feet
- Public/community utility stations/substations (Sec.102A-1015)

C 2 (P) continued page 3

Permitted uses:

- Radio or television studio activities only
- Recreation/amusement indoor (conducted inside building for profit, not otherwise listed & regulated) (102A-1019)
- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & not regulated) (Sec.102A1019)
- Recreation vehicle park and/or campgrounds (102A-1020)
- Religious worship activities (102A-1015)
- Repair, rental, or servicing of any product the retail sale of which is a use by right in the same district
- Restaurant, operated as commercial enterprise, drive-ins excluded and except as regulated by Sec 102A-1023
- Restaurant, operated as commercial enterprise, drive-ins included, except as regulated by (102A-1023)
- Retailing or servicing with operations conducted and merchandise stored entirely within a building and not otherwise listed herein
- School, business and commercial, trade, vocational & fine arts
- Schools, private (not otherwise listed)
- Schools, public: elementary or secondary (102A-1015)
- Seasonal sales establishments [102-1101(f)]
- Swimming pools, incidental to a principal use [102A-1102(c)]
- Tailoring
- Theater productions, indoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by (102A-1023)
- Trades contractor activities excluding outside storage of equipment or supplies
- Upholstering or furniture refinishing
- Variety, gift and hobby supply sales
- Vending machine outdoor
- Veterinarian
- Wireless communications & accessory sales

C 2 (P) continued page 4

Conditional Zoning (Board of Commissioners approval required)

- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Residential habilitation support facilities (102A-1021)
- Special information signs [102A-1404(g)]
- Theater productions, outdoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by (102A-1023) (102A-1025)
- Towers (102A-1026)

C (P)

Planned Commercial District

C (P) Planned Commercial District. The intent of this district is to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. To promote the essential design features within this district, site plan approval is required. Any site plan design layout shall assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land.

Permitted uses:

- Accessory uses incidental to any permitted use
- Addressing service
- Alcoholic beverages Control Sales
- Apparel and accessory sales
- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Auction sales (excluding livestock auctioning & motor vehicles)
- Bakery production and wholesale sales
- Baking, on-premises and retail only
- Bank, savings and loan company and other financial activities
- Barbering, hairdressing and salon services
- Bars & night clubs, not regulated by (102A-1023)
- Bed and breakfast (102A-1003)
- Bingo
- Boats and accessories, retail sales and service
- Books & printed matter – sales, not regulated by Sec. 102A-1023
- Building supply
- Bus station (storage terminal activities)
- Carpet and rug cleaning
- Cemetery, public (102A-1015)
- Club or lodge not regulated under Sec 102A-1023 (102A-1015)
- Convenience container and recycling facility (Sec.102A-1005.1)

- **C (P) continued page 2**

Permitted uses:

- Convenience retail w/ gasoline sales, including incidental motor vehicle washing
Schools, private (not otherwise listed)
- Day care facility (102A-1006)
- Delicatessen operations (including catering)
- Dry cleaning/laundry, commercial
- Dry cleaning/laundry, self service
- Dry cleaning/ laundry collection, no cleaning on premises except in conjunction with service counter, provided not more than 2,500 square feet is devoted to these processes
- Dwelling, single and multiple family (second floor and above)
- Exterminating services
- Farm supplies merchandising & machinery sales/servicing
- Fire station operations/emergency service (102A-1015)
- Florist
- Food production, with on premises retail sales of product
- Food production/wholesale sales
- Food sales/grocery stores
- Funeral home, including incidental crematorium
- Golf courses (102A-1007)
- Hardware, paint, and garden supply sales
- Home furnishing and appliance sales
- Home occupation, incidental (102A-1102) (second floor only)
- Hotel/motel (not regulated by Sec. 102A-1023)
- Internet café/video gaming (Sec.102A-1009.1) Special Use required
- Janitorial service
- Kennel operations (102A-1010)
- Laboratory operations, medical or dental
- Laboratory, research
- Library (102A-1015)
- Locksmith, gunsmith
- Manufactured home sales
- Massage & bodyworks therapy

C (P) continued page 3

Permitted uses:

- Mini-warehousing (self-storage facility) (no outside commercial storage of motor vehicles)
- Mini-warehousing (self-storage facility) (including outside commercial storage of motor vehicles)
- Monument sales
- Motor vehicle parking lot, commercial
- Motor vehicle parts and accessories sales, contained within a building and with no outside storage
- Motor vehicle repair and/or body work, excluding commercial wrecking/dismantling/storage of junked vehicles
- Motor vehicle rentals
- Motor vehicle sales, new and used, including motor vehicles auctions
- Motor vehicle service station service station operations
- Motor vehicle washing
- Municipal building and activities
- Nursery operations/plant husbandry/greenhouses (102A-1015)
- Nursing home/convalescent home/hospital/retirement home, (102A-1016)
- Office supplies and equipment sales and service/mailbox service
- Office use of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, clinic (Sec. 102A-1015)
- Office use, with no on-premises stock of 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
- Pet sales, excluding kennel activities or outside storage of animals
- Photography studio
- Printing and reproduction small scale, <4000 square feet
- Printing and reproduction large scale, =>4000 square feet
- Public/community utility stations/substations (Sec.102A-1015)
- Public utility works, shops or storage yards (102A-1017)
- Radio or television studio activities only
- Railroad station/yard operations
- Recreation/amusement indoor (conducted inside building for profit, not otherwise listed & regulated) (102A-1019)

C (P) continued page 4

Permitted uses:

- Recreation/amusement outdoor (conducted outside building for profit, not otherwise listed & regulated) (102A-1019)
- Recreation/amusement outdoor (with mechanized vehicle operations)
- Recreation vehicle park and/or campgrounds (102A-1020)
- Religious worship activities (102A-1015)
- Repair, rental, or servicing of any product the retail sale of which is a use by right in the same district
- Restaurant, operated as commercial enterprise, drive-ins excluded and except as regulated by Sec 102A-1023
- Restaurant, operated as commercial enterprise, drive-ins included, except as regulated by (102A-1023
- Retailing or servicing with operations conducted and merchandise stored entirely within a building and not otherwise listed herein
- School, business and commercial, trade, vocational & fine arts
- Schools, private (not otherwise listed)
- Schools, public: elementary or secondary (102A-1015)
- Seasonal sales establishments [102-1101(f)]
- Second hand, pawn and flea market (102-A-1022
- Swimming pools, incidental to a principal use [102A-1102(c)]
- Tailoring
- Taxicab stand operations
- Theater productions, indoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by (102A-1023)
- Theater productions, outdoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by (102A-1023) (102A-1025)
- Towers (102A-1026)
- Trades contractor activities excluding outside storage of equipment or supplies
- Trades contractor activities with outside storage of equipment or supplies
- Trailer rentals, including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein
- Upholstering or furniture refinishing

C (P) continued page 5

Permitted uses:

- Variety, gift and hobby supply sales
- Vending machine outdoor
- Vending machine rental
- Veterinarian
- Wholesale sales with operations conducted and merchandise stored entirely within a building and not otherwise herein
- Wireless communications & accessory sales

Conditional Zoning (Board of Commissioners approval required)

- Billboards (102A-1407)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Internet café/video gaming
- Residential habilitation support facilities (102A-1021)
- Sanitarium
- Special information signs [102A-1404(g)]
- Truck terminal activities repair and hauling or storage

M (P)

Planned Industrial District

M (P) Planned Light Industrial District. This district is designed for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with residential, service or commercial uses. The general intent of these district is to permit uses confined to wholesaling, manufacturing, fabrication, and processing activities that can be carried on in an unobtrusive manner and limited external effects with suitable open spaces, landscaping, parking, and service areas. The district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted except those having only limited contact with the general public and those not involving the sale of merchandise or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity. To promote the essential design features within the M(P) district, site plan approval is requirement.

Permitted uses:

- Accessory uses incidental to any permitted use
- Addressing service
- Airport operations (major) (102A-1002)
- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Auction sales (excluding livestock auctioning & motor vehicles)
- Bakery production and wholesale sales
- Billboards (102A-1407)
- Books & printed matter – sales, not regulated by Sec. 102A-1023
- Bottled gas distributing, bulk storage
- Bottling
- Building supply
- Bus station (storage terminal activities)
- Cabinet making and other woodworking
- Call center
- Carpet and rug cleaning
- Convenience container and recycling facility (Sec.102A-1005.1)

M (P) continued page 2

Permitted uses:

- Convenience retail w/ gasoline sales, including incidental motor vehicle washing
Schools, private (not otherwise listed)
- Crematorium
- Dry cleaning/laundry, commercial
- Exterminating services
- Farm supplies merchandising & machinery sales/servicing
- Fire station operations/emergency service (102A-1015)
- Fish hatchery
- Food processing
- Food production/wholesale sales
- Golf courses (102A-1007)
- Hazardous waste storage/disposal facility (Sec.102A-1009.1)
- Industrial operations not otherwise prohibited
- Industrial sale of equipment or repair service
- Janitorial service
- Laboratory, research
- Landfill, demolition/inert debris
- Livestock sales & auctioning
- Machine tool manufacturing or welding
- Manufacture home sales
- Milling or grinding grain and seed into food
- Mini-warehousing (self-storage facility) (no outside commercial storage of motor vehicles)
- Mini-warehousing (self-storage facility) (including outside commercial storage of motor vehicles)
- Monument sales
- Monument works
- Motor vehicle parking lot, commercial
- Motor vehicle repair and/or body work, excluding commercial wrecking/dismantling/storage of junked vehicles
- Motor vehicle rentals
- Motor vehicle sales, new and used, including motor vehicles auctions
- Motor vehicle storage yard
- Motor vehicle washing

M (P) continued page 3

Permitted uses:

- Motor vehicle wrecking yards and junkyards, including sales of parts (102A-1014)
- Municipal building and activities
- Nursery operations/plant husbandry/greenhouses (102A-1015)
- Printing and reproduction large scale, =>4000 square feet
- Public/community utility stations/substations (Sec.102A-1015)
- Public utility works, shops or storage yards (102A-1017)
- Publishing
- Railroad station/yard operations
- Religious worship activities (102A-1015)
- Repair, rental, or servicing of any product the retail sale of which is a use by right in the same district
- Sawmill or planing activities
- Storage, flammable, open, and/or warehouse
- Swimming pools, incidental to a principal use [102A-1102(c)]
- Telephone switching/booster station (102A-1015)
- Tire recapping
- Tobacco processing & sales warehouse
- Towers (102A-1026)
- Trades contractor activities excluding outside storage of equipment or supplies
- Trades contractor activities with outside storage of equipment or supplies
- Trailer rentals, including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein
- Truck terminal activities repair and hauling or storage
- Upholstering or furniture refinishing
- Vending machine rental
- Wholesale sales with operations conducted and merchandise stored entirely within a building and not otherwise herein

Conditional Zoning (Board of Commissioners approval required)

- Quarry operations (102A-1018)
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

M (P) continued page 4

Special use (Board of Adjustment approval required)

- Airport operations (minor)
- Borrow source operations (102A-1004)
- Day care facility (102A-1006) Only in approved Industrial Parks
- Sexually oriented businesses (Sec.102A-1023)
- Solid waste disposal facilities (102A-1024)
- Special information signs [102A-1404(g)]

M 1 (P)

Planned Light Industrial District

M 1 (P) Planned Light Industrial District. This district is designed for a wide variety of light industrial operations involving manufacturing and processing industries, and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail, and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. Access and compatibility with the surrounding uses are the most important location criteria for light industrial districts. To promote the essential design features with the M 1 (P) district, site plan approval is a requirement.

Permitted uses:

- Accessory uses incidental to any permitted use
- Addressing service
- Assemblies (including assembly hall, armory, stadium, coliseum, community center, fairground activities) (102A-1015)
- Auction sales (excluding livestock auctioning & motor vehicles)
- Bakery production and wholesale sales
- Books & printed matter – sales, not regulated by Sec. 102A-1023
- Building supply
- Bus station (storage terminal activities)
- Cabinet making and other woodworking
- Call center
- Carpet and rug cleaning
- Convenience container and recycling facility (Sec.102A-1005.1)
- Convenience retail w/ gasoline sales, including incidental motor vehicle washing
Schools, private (not otherwise listed)
- Crematorium
- Dry cleaning/laundry, commercial
- Exterminating services
- Farm supplies merchandising & machinery sales/servicing

M 1 (P) continued page 2

Permitted uses:

- Fire station operations/emergency service (102A-1015)
- Fish hatchery
- Food processing
- Food production/wholesale sales
- Golf courses (102A-1007)
- Industrial sale of equipment or repair service
- Janitorial service
- Kennel operations (102A-1010)
- Laboratory operations, medical or dental
- Laboratory, research
- Landfill, demolition/inert debris
- Locksmith, gunsmith
- Manufacture home sales
- Milling or grinding grain and seed into food
- Mini-warehousing (self-storage facility) (no outside commercial storage of motor vehicles)
- Mini-warehousing (self-storage facility) (including outside commercial storage of motor vehicles)
- Monument sales
- Monument works
- Motor vehicle parking lot, commercial
- Motor vehicle repair and/or body work, excluding commercial wrecking/dismantling/storage of junked vehicles
- Motor vehicle rentals
- Motor vehicle sales, new and used, including motor vehicles auctions
- Motor vehicle service station service station operations
- Motor vehicle storage yard
- Motor vehicle washing
- Municipal building and activities
- Nursery operations/plant husbandry/greenhouses (102A-1015)
- Printing and reproduction large scale, =>4000 square feet
- Public/community utility stations/substations (Sec.102A-1015)
- Public utility works, shops or storage yards (102A-1017)

M 1 (P) continued page 3

Permitted uses:

- Publishing
- Railroad station/yard operations
- Religious worship activities (102A-1015)
- Repair, rental, or servicing of any product the retail sale of which is a use by right in the same district
- Sawmill or planing activities
- Swimming pools, incidental to a principal use [102A-1102(c)]
- Towers (102A-1026)
- Trades contractor activities excluding outside storage of equipment or supplies
- Trades contractor activities with outside storage of equipment or supplies
- Trailer rentals, including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein
- Truck terminal activities repair and hauling or storage
- Upholstering or furniture refinishing
- Vending machine rental
- Wholesale sales with operations conducted and merchandise stored entirely within a building and not otherwise herein

Conditional Zoning (Board of Commissioners approval required)

- Hazardous waste storage/disposal facility (Sec.102A-1009.1)
- Industry, pilot operation
- Recreation/amusement public/private (not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not otherwise listed) (102A-1019)

Special use (Board of Adjustment approval required)

- Airport operations (minor)
- Billboards (102A-1407)
- Day care facility (102A-1006) Only in approved Industrial Parks
- Motor vehicle wrecking yards and junkyards, including sales of parts (102A-1014)
- Special information signs [102A-1404(g)]