

**ARTICLE III.  
ESTABLISHMENT OF DISTRICTS.**

**3-1. Zoning Districts Established.**

(A) *Types of zoning districts.*

All areas within the zoning jurisdiction of the Town of Richfield are hereby divided into zoning districts within which the use of land and water areas; the location, height, bulk, appearance and use of structures; the provision of parking and loading areas; and the provision of buffers and screening areas are regulated as herein provided. Zoning districts within the town's jurisdiction fall within one of the following three categories.

(1) *General use zoning districts.*

Each general use district category serves a different purpose and imposes its own set of requirements and restrictions on the use of land in addition to the general requirements and restrictions imposed on all land or uses within the zoning jurisdiction. A general use district may be layered with an overlay district, which is a special type of general use district.

(2) *Conditional zoning districts.*

- a) Most conditional districts are established as parallel or counterpart districts to a general use district. In such cases, references in the zoning ordinance to the general use district shall be construed to also include the counterpart conditional district. Conditional districts, like general use districts, may be layered with overlay districts.
- b) Each conditional district with a counterpart general use district is intended to accomplish the purposes of the counterpart district through the development of identified uses at a specific location in accordance with this section. All regulations and uses which apply to a general use district also apply to the counterpart conditional district and no use shall be allowed in the conditional district that is not allowed in its counterpart general use district.
- c) Additional conditions or new separate conditional district(s), which may be suggested by the petitioner as part of the rezoning process, shall be binding upon property within a conditional district in perpetuity or until the property is rezoned by the town council. Such conditions may include increased buffers, architectural features, access, parking, hours of operation, or any other feature of the development that is integral to meeting the spirit and intent of this ordinance or that serves to mitigate the impacts of the development on adjacent property or the community at large. Such conditions must be enforceable by the town, presented by the petitioner during the public hearing as part of the rezoning petition, and agreed to by the town council during the rezoning process.
- d) This is a voluntary procedure which is intended for firm development proposals. It is not intended or suited for securing early zoning for tentative or speculative proposals which may not be undertaken for some time.

(3) *Overlay districts.*

Overlay districts are established to provide for certain additional requirements, to permit uses not otherwise permitted in the underlying district, to prohibit uses allowed in the underlying district, or to establish special development requirements for uses permitted. Thus, where overlay districts exist and there is a conflict between the requirements and/or uses specified between the overlay and the underlying district, the standards of the overlay district shall prevail. Otherwise, the standards of the underlying district shall also be in effect for any area additionally zoned for an overlay district.

A zoning map change either establishing or changing any overlay district shall be subject to the same procedures and requirements as any other zoning map change.

(B) *Districts named.*

<b><u>District Abbreviation</u></b>	<b><u>District Name</u></b>	<b><u>Classification</u></b>
<b>RA &amp; RA-CD</b>	Residential-Agricultural District	<b>Residential</b>
<b>R-20 &amp; R-20-CD</b>	Single-family Residential District	<b>Residential</b>
<b>R-10 &amp; R-10-CD</b>	Single-family Residential District	<b>Residential</b>
<b>R-8 &amp; R-8-CD</b>	Multi-family Residential District	<b>Residential</b>
<b>NB &amp; NB-CD</b>	Neighborhood Business District	<b>Mixed-use</b>
<b>CB &amp; CB-CD</b>	Central Business District	<b>Mixed-use</b>
<b>HB &amp; HB-CD</b>	Highway Business District	<b>Business</b>
<b>GB &amp; GB-CD</b>	General Business District	<b>Business</b>
<b>M-1 &amp; M-1-CD</b>	Light Manufacturing District	<b>Industrial</b>
<b>SEPG</b>	Solar Energy Power Generation Systems	
<b>Various</b>		
<b>RMH</b>	Residential Manufactured Home	<b>Various</b>
<b>WS</b>	Watershed Overlay	<b>Various</b>

**3-2. General and Conditional Districts.**

(A) *Residential agricultural district (RA and RA-CD)*

(1) *Intent.*

The RA district is provided to encourage the continuance of agricultural uses as well as to insure that residential development not having access to public water supplies and instead dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthy environment.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the RA district shall meet the general dimensional requirements listed in section 3-6.

(B) *(reserved)*

(C) *Single-family residential district (R-20 and R-20-CD).*

(1) *Intent.*

The R-20 district is a medium density district intended to insure opportunity for primarily residential development, protected from disruptive commercial or agricultural influences; and to insure that development not having access to public water supplies or public sewage disposal will occur at sufficiently low densities to provide a healthful environment.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the R-20 district shall meet the general dimensional requirements listed in section 3-6.

(D) *Residential Manufactured Home (RMH and RMH-CD)*

(1) *Intent.*

The RMH district is a medium density district intended to insure opportunity for primarily residential development, protected from disruptive commercial or agricultural influences; and to insure that development not having access to public water supplies or public sewage disposal will occur at sufficiently low densities to provide a healthful environment.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the RMH district shall meet the general dimensional requirements listed in section 3-6.

(E) *Single-family residential district (R-10 and R-10-CD).*

(1) *Intent.*

The R-10 district is primarily a medium density district intended to accommodate single-family residences and private and public community uses with access to public water and sewer.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

a) Development in the R-10 district shall meet the general dimensional requirements listed in section 3-6.

(E) *Multi-family residential district (R-8 and R-8-CD).*

(1) *Intent.*

The R-8 district is a high density mixed-use district in which the primary use of land is for single-family, two family, and multi-family residences with access to public water and sewer. This district is intended to accommodate persons desiring smaller residences and multi-family structures in relatively high-density neighborhoods.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the R-8 district shall meet the general dimensional requirements listed in section 3-6.

(F) *Neighborhood business district (NB and NB-CD).*

(1) *Intent.*

The NB district is intended to provide for the retailing of goods and services for convenience to nearby residential neighborhoods in such a way as to protect abutting areas from blighting influences.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the NB district shall meet the general dimensional requirements listed in section 3-6.

(G) *Central business district (CB and CB-CD)*

(1) *Intent.*

The CB district is established to encourage the creation of a traditional town center within Richfield. A broad array of uses is expected in a pattern which integrates shops, restaurants, services, work places, civic uses, educational and religious facilities, and higher density housing in a compact, pedestrian-oriented environment. The district anchors the surrounding residential neighborhoods while also serving the broader community. The district is intended to accommodate a higher overall intensity of development required to support a vital downtown core.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the CB district shall meet the general dimensional requirements listed in section 3-6.

(H) *Highway business district (HB and HB-CD).*

(1) *Intent.*

The HB district is a commercial district designed to serve the special needs of the traveling public, provide space for indoor and outdoor recreation and other limited commercial activities requiring large lots. This district is located along portions of major highways traversing the town in such a way to prevent spot or strip zones and resultant disruption to traffic patterns and residential areas along the highways.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the HB district shall meet the general dimensional requirements listed in section 3-6.

(I) *General business district (GB and GB-CD).*

(1) *Intent.*

This GB district is generally located on the fringe of highways leading out of central business areas. It serves to permit the dispensing of retail goods and services to the community and to provide space for wholesaling and warehousing activities.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the GB district shall meet the general dimensional requirements listed in section 3-6.

(J) *Light manufacturing district (M-1 and M-1-CD).*

(1) *Intent.*

This M-1 district is designed to accommodate industries and warehousing operations which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential and business districts.

(2) *Permitted uses.*

Uses permitted by right, uses with conditions, and uses permitted upon the issuance of a “special” permit are listed in the table of uses in section 3-7.

(3) *Dimensional requirements and supplemental standards.*

Development in the M-1 district shall meet the general dimensional requirements listed in section 3-6.

**3-3. Overlay Districts.**

1) SEPGS

(A) SEPGS – Solar Energy Power Generation System

(1) Intent

This SEPGS district is designed to accommodate various forms and related facilities within the town in order to provide an adequate level of service to its customers while protecting the health, safety, and welfare of the town citizens.

(2) Permitted uses.

Uses permitted by right, uses with conditions, and uses issued upon application of this overlay zoning district as listed in the table of uses in section 3-7.

(3) Dimensional requirements and supplemental standards.

Development in the SEPGS overlay district shall meet the general dimensional requirements listed in section 3-6.

(4) Solar Energy Power Generation Systems may not be compatible with other types of uses; therefore special regulations are necessary to ensure that any adverse effects to existing and future developments are mitigated.

(5) Accordingly, the Town of Richfield Town Council finds that regulations related to Solar Energy Power Generation Systems are warranted and necessary:

A. To direction the location of SEPG within the jurisdiction;

B. To protect residential area and land uses from potential adverse impacts of SEPG;

- C. To minimize adverse visual impacts of SEPG through careful design, siting, landscape screening, and minimizing reflectivity;
  - D. To accommodate the growing need for SEPG to provide alternative sources of power in the jurisdiction;
  - E. To promote economic development by placement of SEPG in locations not to impair conventional manufacturing and industries by location where municipal type services are or planned to be served;
- (B) “SEPS” and related facilities are only allowed either by right in certain districts by right, Special Use Permit or by SEPS Overlay District. A SEPG overlay district rezoning must be requested by the Application of the property owner for any property with any underlying zoning containing the letters of R, M or B, in addition, all regulations of Section 3-7 shall be met. Approval for legislative approval by the Town Council is required before a zoning compliance can be issued for construction in the SEPS Overlay District.
- 1. Minor SEPS shall include a Building-integrated Solar System and Off Grid Solar Systems and Permitted by Right in any zoning district. These shall include solar Photovoltaic Systems built and integrated into the structure and/or located to the side or rear yard of the property.
  - 2. Major SEPS shall be an Active SEPS that does not meet the standards of a minor SEPS.
- (C) Site standards
- 1. Setbacks – Active Solar stems structures shall meet the following setbacks. Ground mounted SEPS shall meet the setback for the underlying zoning district and shall be no closer than 10 feet to the nearest side or rear property line and 50 feet from the front property line or right of way.
  - 2. Power Transmission Lines shall be to the fullest extent possible, be located underground, to any building, structure or utility connection. Existing above ground utility lines shall be allowed to remain in the current location.
  - 3. Height – Ground or pole mounted SEPS shall not exceed 25 feet in height when oriented at maximum tilt.
  - 4. Fences shall be installed around the SEPS for all Major Ground mounted systems to protect from damage.
- (D) Operation
- 1. The property owner and SEPS operator shall remain responsible for the operation of the facility and at any time power is not generated for 180 days, the facility and all equipment shall be removed from the site within 90 days.
  - 2. The operator of a major SEPS shall keep and maintain adequate liability insurance for the facility and supply proof the zoning officer on an annual basis.
  - 3. Any deficiencies noted shall be corrected upon notice by the Zoning Officer either following the Annual Inspection or when they become known.
- (E) Approval
- 1. Site Plans, drawn and stamped by a NC licensed Surveyor or Engineer, shall include the following:
    - a. A narrative describing the proposed SEPS including an overview of the project.
    - b. The proposed location and dimension of all solar panels, inverters, existing and proposed structures, screening, fencing, property lines, turnout locations, ancillary equipment, transmission lines, vegetation and the location of any residences within 100 feet of the perimeter of the facility
    - c. Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels

- d. Parking and access areas
- e. Location of any proposed solar access easements
- f. Location where wiring is brought together for inter-connection to systems components and/or the local utility power grid, and location of disconnect switch
- g. Standard drawings of the solar collection system components
- h. Security Fencing, a minimum of six feet in height, shall be provided along the entire perimeter of the facility
- i. The entire perimeter of the facility shall be screened from the adjoining properties by a ten foot buffer yard. The buffer yard shall consist of nine evergreen trees or shrubs per 100 linear feet of fraction thereof;
- j. Copies of any lease agreement and solar access easements
- k. Evidence that the electrical utility provider has been informed of the customers' intent to install and interconnected, customer-owned generator (off grid systems shall be exempt from this requirement)
- l. Decommissioning plans that describe the anticipated life of the facility, the estimated decommissioning cost in current dollar, and the anticipated manner in which the facility will be decommissioned including the site restored and a bond equal to amount.
- m. Signature of the property owners and the owners/operator of the facility if different than the property owners); and
- n. Other relevant studies, reports, certifications, and approvals as may be reasonably requested by the Town to ensure compliances with this Section.
- o. Outside lighting shall be shielded to direct light and glare onto the system's premises and may be of sufficient intensity to ensure security.
- p. Signage shall be limited to one, 16 square feet or less, 10 foot in height, as permitted by the underlying zoning district. Required signage on the entrance to the facility shall require, systems owners contact information including name, address and phone number in case of emergencies and typical warning signs.
- q. Inverter noise shall not exceed 40dBA, measured at any property lines. This shall be tested annually and report signed and seal by a certified professional and submitted to the Zoning Officer.
- r. Annual inspection shall be performed by the Zoning Officer for all approved requirements in this ordinance and inspection fee charged per the Official Fee Schedule approved by the Town of Richfield.

2) **RMH**

A) Residential Manufactured Home

1) Intent

The RMH district is designed to accommodate flexible and affordable housing where needed to service the town's residents.

2) Permitted Uses

Uses permitted by right, uses with conditions as listed in the table of uses in section 3-7.

3) Dimensional requirements and supplemental standards

Development in the RMH overlay district shall meet the general dimensional requirements in the underlying zoning district.

**3-4. District Boundaries.**

The boundaries of these districts are hereby established as shown on a map entitled "official zoning map", Town of Richfield, North Carolina," adopted by the town board of Richfield and certified by the town clerk. Said map and all explanatory matter thereon accompany and are hereby made a part of this article. Said map shall be retained in the office of the Town Clerk or his/her authorized agent.



**3-5. Rules Governing Boundaries.**

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the official zoning map, the following rules shall apply:

- (A) Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines or railroad right-of-way lines or such lines extended, such center lines, street lines, or railroad right-of-way lines shall be construed to be such boundaries.
- (B) Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.
- (C) Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by use of the scale shown on said zoning map.
- (D) Where a district boundary line divides a lot in single ownership, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof, provided that such extensions shall not include any part of such a lot more than thirty-five feet beyond the district boundary line.
- (E) Each permitted use shall conform to the dimensional requirements of the district in which it is located. For example, within an R-20 district, rest homes are permitted uses. The rest homes shall meet the dimensional requirements set forth for the district.
- (F) Where the exact location and/or size of a district boundary shown on the original official zoning map can not be clearly determined and no clear written documentation supporting its exact location is available, the zoning officer may examine the current and/or past land uses in that area and after conferring with the present property owner(s) of the location in question make a determination regarding the actual lines of the intended zoning district that:
  - 1. Follows past or existing property lines; and
  - 2. Conforms to the past or present uses on the property; and
  - 3. Retains the original intent of the zoning of the district.

Each determination along with its justification shall duly filed at the town clerk until such time as the Town of Richfield adopts a new zoning map.

**3-6. Dimensional Requirements.**

Each permitted use shall conform to the dimensional requirements of the district in which it is located.

**Table 1. General Requirements.**

District	Square Foot per	Minimum Lot Size		Minimum Yard Requirements <sup>(a)</sup>			Maximum Height In Feet
		Dwelling Unit	Average Lot Width In Feet	Front Yard Setback	Side Yard in Feet	Rear Lot in Feet	
RA	Single-family	40,000					
	Two-family	30,000	100	50	15 <sup>(a)</sup>	40	35
RMH	Single-family MH	20,000	90	40	12	35	35
R-20	Single-family	20,000	90	40	12 <sup>(a)</sup>	35	35
	Two-family	15,000	100	40	12 <sup>(a)</sup>	30	35
R-10	Single-family	15,000					
	Two-family	7,500	75	35	10 <sup>(a)</sup>	25	35
R-8	Single-family	8,000	60	30	10 <sup>(a)</sup>	25	35
	Two-family	4,000	70	30	10 <sup>(a)</sup>	25	35
	Multi-family	3,000	80	30	10 <sup>(a)</sup>	30	50

(a) Corner lots must have an additional ten feet along the side street line. Accessory buildings in the rear shall comply with all setback requirements. Two-family dwellings to be constructed in the R-20 and R-10 districts shall be allowed only on corner lots with entrances facing different streets.

**Table 2. Setback Requirements.**

District		Minimum Lot Size		Minimum Yard Requirements <sup>(a)</sup>			Maximum Height in Feet
		Dwelling Unit	Average Lot Width In Feet	Front Yard Setback	Side Yard in Feet	Rear Lot in Feet	
Business							
NB	Neighborhood	(c)	(c)	30	10 <sup>(b)</sup>	20 <sup>(b)</sup>	35
HB	Highway			40	20 <sup>(b)</sup>	20 <sup>(b)</sup>	35
CB	Central			---	(b)(d)	(b)(d)	---
GB	General			30	10 <sup>(b)</sup>	(b)(d)	50
Industrial:							
M-1	Light			50	(b)(d)	(b)(d)	---

- (a) Corner lots must have an additional ten feet along the side street line or meet the build-to lines on both sides, whichever is applicable to the district and the building patterns. Accessory buildings in the rear shall comply with all setback requirements.
- (b) Upon any side or rear lot line, which abuts a residential district, there shall be a buffer strip as specified in section 6-2. of this ordinance. No such buffer shall, however, extend nearer to a street right-of-way line than the established building line of the adjoining lot, and no buffer shall be required upon any side or rear yard, which abuts publicly owned lands or right-of-ways.
- (c) Lot dimensions shall be the same as in the R-8 district for all permitted residential uses.
- (d) Where a lot abuts any residential district, there shall be a side or rear yard clearance of at least thirty feet.
- (e) Shall be established by the Town Council during a Conditional District Rezoning approval

**3-7. Table of Uses.**

The following table lists uses permitted in each zoning district by a) issuance of a certificate of zoning compliance from the zoning administrator with or without conditions; and b) issuance of a special use permit (abbreviated S.U.P. in the legend included at the top of the table) from the board of adjustment. The table also denotes in which districts certain uses are not permitted and when the uses permitted within an overlay district are determined by the uses permitted in the underlying district. For the purposes of interpreting the table, the zoning districts are abbreviated as listed in section 3-1(B) and are repeated as follows.

<u>District Abbreviation</u>	<u>District Name</u>	<u>Classification</u>
<b>RA &amp; RA-CD</b>	Residential-Agricultural District	<b>Residential</b>
<b>R-20 &amp; R-20-CD</b>	Single-family Residential District	<b>Residential</b>
<b>R-10 &amp; R-10-CD</b>	Single-family Residential District	<b>Residential</b>
<b>R-8 &amp; R-8-CD</b>	Mixed Residential District	<b>Residential</b>
<b>NB &amp; NB-CD</b>	Neighborhood Business District	<b>Mixed-use</b>
<b>CB &amp; CB-CD</b>	Central Business District	<b>Mixed Use</b>
<b>HB &amp; HB-CD</b>	Highway Business District	<b>Business</b>
<b>GB &amp; GB-CD</b>	General Business District	<b>Business</b>
<b>M-1 &amp; M-1-CD</b>	Light Manufacturing District	<b>Industrial</b>
<b>SEPGS</b>	Solar Energy Power Generation Systems	<b>Various</b>
<b>RMH</b>	Residential Manufactured Housing	<b>Various</b>

**Table 3. Table of Uses.**

P = Permitted with a certificate of zoning compliance from zoning administrator S = S.U.P. from board of adjustment P/C = Permit from zoning administrator, use must meet additional conditions “-” = Not permitted “U” = Uses determined by underlying district											
USES	RESIDENTIAL				R M H	BUSINESS					Additional Conditions
	R - A	R - 2 0	R - 1 0	R - 8		N B	H B	C B	G B	M - 1	
<b>Agricultural Uses</b>											
Agriculture fairs & carnivals	S	-	-	-	-	-	-	-	-	-	
Agricultural industry	P	-	-	-	-	-	-	-	-	-	
Agriculture, bona fide farms, including processing or sale of products grown on the same zoning lot, excluding agricultural industry.	P	-	-	-	-	-	-	-	-	-	4-4.
Agriculture implements sales and service.	P/C	-	-	-	-	-	-	-	-	-	4-5.
Farm machinery assembly, sales and repairs	-	-	-	-	-	-	-	-	P	-	
Greenhouses and horticultural nurseries, commercial	P	P	-	-	P	-	-	-	P	P	
Truck gardens	P	-	-	-	-	-	P	-	-	-	
Hatcheries	-	-	-	-	-	-	-	-	-	P	
Livestock sales barns	-	-	-	-	-	-	-	-	-	S	
Livestock sales and auctions	P	-	-	-	-	-	-	-	-	-	
Raising of poultry, rabbits, or other livestock for private use	P	-	-	-	-	-	-	-	-	-	
<b>Commercial Uses</b>											
Alcoholic beverages, packaged, retail sales	-	-	-	-	-	-	P	P	P	-	
Amusements, commercial, indoor	-	-	-	-	-	-	P/C	P/C	P/C	-	4-6.
Amusements, commercial, outdoor	-	-	-	-	-	-	P/C	-	P/C	-	4-6.
Arts and crafts studio	-	-	-	-	-	P	P	P	P	P	
Automatic teller machines (ATM)	-	-	-	-	-	P/C	P/C	P/C	P/C	P/C	4-8.
Automobile parking lots and structures	-	-	-	-	-	P	P	P	P	P	
Automobile parts and supplies, new	-	-	-	-	-	-	P	P	P	-	
Automobile rental	-	-	-	-	-	-	-	-	P	-	
Automobile repair garages without open storage	-	-	-	-	-	-	-	-	P	P	
Automobile sales and display lots, new and used	-	-	-	-	-	-	P	-	P	-	
Automobile washing	-	-	-	-	-	P	P	-	P	-	

establishments												
Bakeries	-	-	-	-	-	P	-	P	P	P		
Banks and other financial institutions	-	-	-	-	-	P	P	P	P	P	-	
Banking and financial services	-	-	-	-	-	P	P	P	P	P		
Banquet and events facilities			S	S	-	P/C						4-9.
Bed and breakfast establishment	-	-	S	S	S	P/C	P/C	P/C	-	-		4-10.
Bicycle sales and repair shops	-	-	-	-	-	P	-	P	P	-		
Boat works, sales, and display lots	-	-	-	-	-	-	P	-	P	P		
Broadcast studios, radio and television	-	-	-	-	-	P/C	P/C	P/C	P/C	P/C		4-12.
Building materials and equipment sales	-	-	-	-	-	-	-	-	P	P		
Building materials supply					-				P	P		4-14.
Car wash, full service or automatic	-	-	-	-	-	-	P/C		P/C	P/C		4-15.
Car wash, industrial	-	-	-	-	-	P/C	-	-	P/C	P/C		4-16.
Car wash, self-service	-	-	-	-	-	-	P/C		P/C	P/C		4-17.
Clubs, private	-	-	-	-	-	-	P/C		P/C	-		4-22.
Clubhouses	-	-	-	-	-	-	-	-	-	-		
Commercial stables	P/C	-	-	-	-	-	-	-	-	-		4-25.
Construction vehicle sales, repair, leasing, maintenance, and storage	-	-	-	-	-	-	-	-	-	P/C		4-27.
Convenience store	-	-	-	-	-	P	P	-	-	-		
Copy shop	-	-	-	-	-	-	P	P	P	-		
Curio and souvenir shops	-	-	-	-	-	-	P	-	-	-		
Customary accessory uses	P	P	P	P	P	P	P	P	P	P		
Dairy bars	-	-	-	-	-	P	P	P	P	-		
Dry cleaning and laundry pick-up stations	-	-	-	-	-	P/C	-	P/C	P	P		4-30.
Dry cleaning and laundry services	-	-	-	-	-	P	P	P	P	-		
Electrical appliances and electronic equipment manufacturing, sales, service and assembly.	-	-	-	-	-	-	-	-	-	P		
Electrical supplies and equipment, sales and service	-	-	-	-	-	-	-	-	P	P		
Farmers market	-	-	-	-	-	-	P/C	-	-	-		4-31.
Feed and seed stores	-	-	-	-	-	-	-	-	P/C	P		4-32.
Flea markets	S	-	-	-	-	S	P	-	P	-		
Floral and gift shops, excluding commercial greenhouses	-	-	-	-	-	P	-	P	P	-		
Fruit stands	-	-	-	-	-	-	P	-	P	-		
Fuel dealer	-	-	-	-	-	-	-	-	-	P		
Furriers	-	-	-	-	-	-	-	P	P	-		
Game rooms	-	-	-	-	-	-	-	-	-	-		
Gasoline station, large	-	-	-	-	-	-	P/C	-	P/C	P/C		4-35.
Gasoline station, neighborhood	-	-	-	-	-	P/C	P/C	-	P/C	P/C		4-35.
General retail	-	-	-	-	-	-	P	P	P	-		
Grocery stores and specialty food stores	-	-	-	-	-	P	-	P	P	-		
Gun shops	-	-	-	-	-	-	P	P	P	-		
Gunsmiths	-	-	-	-	-	-	-	-	P	P		
Heavy machinery sales, repair, leasing, maintenance and storage	-	-	-	-	-	-	-	-	P/C	P		4-27.
Home occupations, customary	P/C	P/C	P/C	P/C	P/C	-	-	-	-	-		4-40.
Hotels, inns, and motels	-	-	-	-	-	-	-	P	P	-		
Hunting clubs (nonprofit)	P	-	-	-	-	-	-	-	-	-		
Ice and cold storage plants, freezer	-	-	-	-	-	-	-	-	-	P		

lockers												
Industrial supplies and equipment, sales and service	-	-	-	-	-	-	-	-	-	-	P	
Jewelry repair shops	-	-	-	-	-	P	-	P	P	-		
Junk yard	-	-	-	-	-	-	-	-	-	-	-	
Kennel	P/S	P/S	-	-	-	-	-	-	P/S	-	-	4-41.
Launderettes and Laundromats	-	-	-	-	-	P	P	-	P	-		
Laundry and linen supply service	-	-	-	-	-	-	P/C	-	P/C	P	-	4-42.
Locksmiths	-	-	-	-	-	P	-	P	P	-		
Lumberyards, building materials storage and sales	-	-	-	-	-	-	-	-	P	P		
Monument works and sales	-	-	-	-	-	-	-	-	P	P		
Motel supplies sales and display	-	-	-	-	-	-	P	-	-	-		
Motor vehicle paint or body shop	-	-	-	-	-	-	-	-	P	P		
Motor vehicle sales, rental and leasing	-	-	-	-	-	-	P/C	-	P/C	P	-	4-45.
Motor vehicle repair and maintenance	-	-	-	-	-	-	P/C	-	P/C	P	-	4-44.
Motor vehicle storage yard	-	-	-	-	-	-	-	-	P	P		
Museums and art galleries	-	-	-	-	-	P	-	P	P	-		
Nursery, lawn and garden supply store, retail	P/C	-	-	-	-	P/C	P/C	-	P/C	P	-	4-46.
Office supplies and equipment, sales and service	-	-	-	-	-	-	-	P	P	-		
Outdoor display and sales of merchandise	-	-	-	-	-	P/C	P/C	P/C	P/C	P/C	-	4-48.
Outdoor storage	-	-	-	-	-	-	-	-	P	P		
Parking lot or deck	-	-	-	-	-	-	P/C	P/C	P/C	-	-	4-49.
Pawn shop	-	-	-	-	-	-	P	-	P	-		
Photographic studios, camera supplies	-	-	-	-	-	P	-	P	P	-		
Plumbing and heating supply houses	-	-	-	-	-	-	-	-	P	P		
Pool, manufacture, supply, sales and service	-	-	-	-	-	-	-	-	-	P		
Raceways and drag strips	-	-	-	-	-	-	-	-	-	-		
Radio and TV repair shops, electric shops	-	-	-	-	-	P	-	P	P	-		
Recreation equipment sales and display lots	-	-	-	-	-	-	-	-	P	-		
Restaurant, without drive-through service	-	-	-	-	-	-	-	P/C	P/C	-	-	4-58.
Restaurant, with drive-through service	-	-	-	-	-	-	P	-	P/C	-	-	4-58.
Retail, non-store	-	-	-	-	-	-	P/C	-	P/C	-	-	4-59.
Retail store, large	-	-	-	-	-	-	P/C	P/C	P/C	-	-	4-59.
Retail store, small and medium	-	-	-	-	-	P/C	P/C	P/C	P/C	-	-	4-59.
Riding stables	P	-	-	-	-	-	-	-	-	-	-	
Second hand stores, pawn shops	-	-	-	-	-	-	-	P	P	-		
Shoe repair and shine shops	-	-	-	-	-	P	-	P	P	-		
Shopping center, large	-	-	-	-	-	-	P	-	P	-		
Shopping center, medium	-	-	-	-	-	-	P	-	P	-		
Shopping center, small	-	-	-	-	-	-	P	-	P	-		
Shooting range (indoor)	-	-	-	-	-	-	-	-	S	-		
Shooting range (outdoor)	-	-	-	-	-	-	-	-	-	-		
Sign painting and fabricating shops	-	-	-	-	-	-	-	-	P	P		

Studios (art, dance, music, or photographic)	-	-	-	-	-	P	P	P	P	-	
Tailor, dressmaker and millinery shops	-	-	-	-	-	P	-	P	P	-	
Telephone and telegraph offices	-	-	-	-	-	-	-	P	P	-	
Theater, indoor	-	-	-	-	-	-	P	-	P	-	
Theaters, drive-in	-	-	-	-	-	-	-	-	-	-	
Theaters, housed in a permanent indoor structure	-	-	-	-	-	P	-	P	P	-	
Truck rental	-	-	-	-	-	-	P	-	-	-	
Veterinary services	P/C	-	-	-	-	P/C	P/C	-	P	-	4-68.
Vending companies	-	-	-	-	-	-	-	-	P	P	
<b>Industrial Uses</b>											
Abattoirs	-	-	-	-	-	-	-	-	-	-	
Asphalt and concrete plant and contractors	-	-	-	-	-	-	-	-	-	-	
Auto wrecking yards, building material salvage yards, general salvage yards, scrap metal processing yards	-	-	-	-	-	-	-	-	-	P	
Bedding and carpet manufacturing and cleaning establishments	-	-	-	-	-	-	-	-	-	-	
Bottling works	-	-	-	-	-	-	-	-	P	P	
Brick, tile and pottery yards	-	-	-	-	-	-	-	-	-	-	
Building contractors, general	-	-	-	-	-	-	P/C	-	P/C	P/C	4-13.
Building contractors, heavy	-	-	-	-	-	-	-	-	P/C	P/C	4-13.
Bulk storage of petroleum products	-	-	-	-	-	-	-	-	P	P	
Cabinet, woodworking and upholstery shops	-	-	-	-	-	-	-	-	P	P	
Chemical manufacturing, household or industrial	-	-	-	-	-	-	-	-	-	-	
Clothing and textile manufacturing	-	-	-	-	-	-	-	-	-	P	
Coal and wood yards, pole treating plants	-	-	-	-	-	-	-	-	-	-	
Cotton gins, cotton waste and rag processing	-	-	-	-	-	-	-	-	-	-	
Dairy products processing and distributing facilities	-	-	-	-	-	-	-	-	P	P	
Dry cleaning and laundry plants	-	-	-	-	-	-	-	-	-	P/C	4-30.
Extraction of earth products	-	-	-	-	-	-	-	-	-	-	
Feed and flour mills	-	-	-	-	-	-	-	-	-	P	
Fertilizer blender and distribution facilities	-	-	-	-	-	-	-	-	-	P	
Fertilizer manufacturing	-	-	-	-	-	-	-	-	-	-	
Foundries producing iron, steel, copper, brass and aluminum products	-	-	-	-	-	-	-	-	-	-	
Furniture manufacturing	-	-	-	-	-	-	-	-	-	P	
Ice cream manufacturing	-	-	-	-	-	P	P	P	P	-	
Junkyards and scrap metal dealers	-	-	-	-	-	-	-	-	-	-	
Laboratory (analytical, experimental testing, research and development)	-	-	-	-	-	-	-	-	P	P	
Laboratory, medical or dental	-	-	-	-	-	-	-	-	P	P	
Landfill, land clearing and inert debris	-	-	-	-	-	-	-	-	-	-	
Landfill, construction and	-	-	-	-	-	-	-	-	-	-	

demolition												
Landfill, sanitary	-	-	-	-	-	-	-	-	-	-		
Leather products and luggage manufacturing	-	-	-	-	-	-	-	-	-	P		
Manufacturing A	-	-	-	-	-	-	-	-	P	P		
Manufacturing B	-	-	-	-	-	-	-	-	-	P		
Meat packing and poultry processing plants	-	-	-	-	-	-	-	-	-	-		
Medical and dental clinics and laboratories	-	-	-	-	-	P	-	P	P	-		
Mixing plants for concrete or paving materials	-	-	-	-	-	-	-	-	-	-		
Motor vehicle dismantling and wrecking yard	-	-	-	-	-	-	-	-	-	-		
Newspaper offices	-	-	-	-	-	-	-	P	P	-		
Paper goods manufacturing and distributing	-	-	-	-	-	-	-	-	-	P		
Plastics, rubber and glass products manufacturing	-	-	-	-	-	-	-	-	-	P		
Precision instrument manufacturing	-	-	-	-	-	-	-	-	-	P		
Printing or binding	-	-	-	-	-	-	-	-	P	P		
Quarries or other extractive industries	-	-	-	-	-	-	-	-	-	-		
Sawmills, planing mills and wooden box factories	-	-	-	-	-	-	-	-	-	-		
Storage and salvage yard	-	-	-	-	-	-	-	-	-	P		
Terminals, freight	-	-	-	-	-	-	-	-	P/C	P/C	4-33.	
Tire recapping shops	-	-	-	-	-	-	-	-	-	P		
Trucking terminals, transfer companies	-	-	-	-	-	-	-	-	-	P		
Warehousing (excluding self-storage)	-	-	-	-	-	-	-	-	-	P		
Warehousing, self storage	-	-	-	-	-	-	-	-	P/C	P/C	4-69.	
Waste incineration	-	-	-	-	-	-	-	-	-	-		
Waste transfer station, recycling only	-	-	-	-	-	-	-	-	-	P/C	4-70.	
Wholesale trade A	-	-	-	-	-	-	-	-	P	P		
Wholesale trade B	-	-	-	-	-	-	-	-	-	P		
Wholesale storage of bottled gas and oxygen	-	-	-	-	-	-	-	-	P	P		
<b>Government and Institutional Uses</b>												
Business colleges, barber and beauty colleges, art schools, music and dance studios, and similar uses.	-	-	-	-	-	-	-	-	-	-		
Childcare institution	P/C	S	S	P/C	-	-	-	-	-	-	4-19.	
Church or religious institution, neighborhood scale	P	P	P	P	-	-	-	-	-	-		
Church or religious institution, community scale	P/C	-	-	-	-	-	-	-	-	-	4-20.	
Civic, fraternal, cultural, and community facilities not otherwise listed.	P/C	-	-	-	-	-	P/C	-	P/C	-	4-21.	
Club or lodge, private and non-profit	P/C	-	-	-	-	P	P	P	P	-	4-21.	
College or university	-	-	-	-	-	-	P/C	P/C	P/C	-	4-24.	



Community center	P/C	S	S	S	-	-	-	-	-	-	4-26.
Congregate care facility	P/C	S	S	S	-	-	-	-	-	-	4-47.
Correctional institution	-	-	-	-	-	-	-	-	-	-	
Daycare center	P/C	S	S	P/C	PC C	-	-	-	-	-	4-19.
Daycare, large home	P/C	S	S	P/C	-	-	-	-	-	-	4-28.
Daycare, small home	P/C	S	S	P/C	P/C	-	-	-	-	-	4-28.
Emergency shelters	-	-	-	-	-	-	-	-	-	-	
Funeral homes and mortuaries	-	-	-	-	-	-	-	-	-	-	4-34.
Government owned buildings, facilities, and institutions	P/C	-	-	-	-	-	-	-	-	-	4-36.
Government offices, courthouses, and similar governmental facilities not otherwise listed	P	P	P	P	P	P	P	P	P	P	
Group care facility	-	-	-	-	-	-	-	-	-	-	
Group homes A	P/C	-	-	-	-	-	-	-	-	-	4-37.
Group homes B	P/C	-	-	-	-	-	-	-	-	-	4-37.
Habilitation facility - A	P/C	-	-	-	-	-	-	-	-	-	4-38.
Habilitation facility - B	P/C	-	-	-	-	-	-	-	-	-	4-38.
Industrial trade schools, research laboratories	-	-	-	-	-	-	-	-	-	-	
Institutional uses, not otherwise listed	-	-	-	-	-	-	-	-	-	-	
Libraries	P	S	S	S	-	-	-	-	-	-	
Museum or art gallery	-	-	-	-	-	-	-	-	-	-	
Nursing care institution	P/C	S	S	S	-	-	-	-	-	-	4-47.
Post office	-	-	-	-	-	-	-	-	-	-	
Postal facility, neighborhood	P	-	-	-	-	-	-	-	-	-	
Progressive care community	P/C	S	S	S	-	-	-	-	-	-	4-50.
Public safety facilities	-	-	-	-	-	-	-	-	-	-	4-51.
Public safety facilities, including gun ranges	S	-	-	-	-	-	-	-	-	-	
Public safety stations including police, fire, and rescue services	P	P	P	P	-P	-	-	-	-	-	
Public works and public utility facilities	P	S	S	S	S	-	-	-	-	-	4-52.
Radio and TV stations	-	-	-	-	-	-	-	-	-	-	
Schools, elementary and secondary, including school stadiums	P/C	P/C	-	-	-	-	-	-	-	-	4-60.
Schools, vocational or professional	P/C	P/C	-	-	-	-	-	-	-	-	4-61.
Telecommunication towers	S	-	-	-	-	-	-	-	-	-	4-63.
Transmission towers	S	-	-	-	-	-	-	-	-	-	
Utilities, above ground	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	4-66.
Utilities, below ground	P	P	P	P	P	P	P	P	P	P	
Utility service areas	P/C	P/C	P/C	P/C	-	-	-	-	-	-	4-67.
Yard waste composting	P	-	-	-	-	-	-	-	-	-	
					-	-	-	-	-	-	
<b>Professional Office and Medical Uses</b>											
Animal hospitals	S	-	-	-	-	-	P	-	P	-	
Clinics	-	-	-	-	-	-	P	-	-	-	
Commercial kennels or facilities	S	-	-	-	-	-	-	-	-	-	
Contractors' offices and storage yards	-	-	-	-	-	-	-	-	-	P	
Health services, miscellaneous	-	-	-	-	-	P	P	-	P	-	
Hospitals	-	S	-	-	-	-	-	-	-	-	
Medical and surgical offices	-	-	-	-	-	-	-	-	-	-	
Offices, business, professional and	-	-	-	-	-	-	-	-	-	-	

public												
Optical services	-	-	-	-	-	-	-	-	-	-	-	
Orthopedic supply houses	-	-	-	-	-	-	-	-	-	-	-	
Pharmaceutical manufacturing and distributing	-	-	-	-	-	-	-	-	-	-	-	
Pharmacy	-	-	-	-	-	-	-	-	-	-	-	
<b>Recreational Uses</b>												
Arenas	-	-	-	-	-	-	-	-	-	-	-	4-7.
Assembly halls, coliseums, armories, ballrooms, reception halls and exhibition buildings	-	-	-	-	-	-	-	-	-	-	-	4-7.
Golf courses	P	P	-	-	-	-	-	-	-	-	-	
Park and open space areas including athletic fields and playgrounds	P	P	P	P	-	-	-	-	-	-	-	
Recreational facilities, public or private	-	-	-	-	-	-	-	-	-	-	-	4-53.
Recreation services, indoor	S	-	-	-	-	-	-	-	-	-	-	4-54.
Recreation services, outdoor	S	-	-	-	-	-	P/C	-	-	-	-	4-54.
Recreational vehicle park	-	-	-	-	-	-	-	-	-	-	-	
<b>Residential Uses</b>												
Accessory dwelling unit-attached	P/C	P/C	P/C	P/C	-	-	-	-	-	-	-	4-2.
Accessory dwelling unit-detached	P/C	P/C	P/C	P/C	-	-	-	-	-	-	-	4-2.
Boarding and rooming houses, more than 3 boarders	P/C	P/C	P/C	P/C	-	-	-	-	-	-	-	4-11.
Boarding and rooming house for up to 3 boarders	P/C	P/C	P/C	P/C	-	-	-	-	-	-	-	4-11.
Cluster subdivisions	P	P	P	P	P	-	-	-	-	-	-	4-23.
Dormitory	-	-	-	-	-	-	-	-	-	-	-	4-29.
Duplex (two-family) dwellings	P/C	P/C	P/C	P/C	-	-	-	-	-	-	-	4-56.
Manufactured home parks	-	-	-	-	P/C	-	-	-	-	-	-	
Manufactured homes (Class A)	P/C-	-	-	-	P/C	-	-	-	-	-	-	4-43.
Mobile home sales and display lots, commercial	-	-	-	-	-	-	-	-	S	-	-	
Multi-family dwellings	-	-	-	P	-	-	-	-	-	-	-	4-57.
Single-family dwellings	P	P	P	P	P	-	-	-	-	-	-	
Temporary dwellings	P/C	P/C	P/C	P/C	-	-	-	-	-	-	-	4-65.
Townhouse dwellings	-	-	-	P/C	-	-	-	-	-	-	-	4-57.
<b>Service Uses</b>												
Barber and beauty shops	-	-	-	-	-	P	P	-	P	-	-	
Cemetery	P/C	P/C	-	-	-	-	-	-	-	-	-	4-18.
Cemeteries, accessory to existing churches	-	S	S	S	-	-	-	-	-	-	-	
Personal services	-	-	-	-	-	P	P	P	P	-	-	
Services A, business	-	-	-	-	-	P/C	P/C	P/C	P/C	-	-	4-62.
Services B, business	-	-	-	-	-	P/C	P/C	P/C	P/C	-	-	4-62.
Terminal, bus or taxi	-	-	-	-	-	-	-	-	-	S	-	
<b>Miscellaneous Uses</b>												
Accessory communication antennae	P/C	P/C	P/C	P/C	P/C	-	-	-	-	-	-	4-1.
Adult establishments	-	-	-	-	-	-	S	-	-	-	-	4.3.

Airports	-	-	-	-	-	-	-	-	-	S	
Auction houses	-	-	-	-	-	-	-	-	S	P/C	
Bus repair and storage terminals	-	-	-	-	-	-	-	-	-	-	
Bus stations	-	-	-	-	-	-	S	-	S	-	
Campground, tents and RVs	S	-	-	-	-	-	-	-	-	-	
Circuses and carnivals	-	-	-	-	-	-	-	-	-	S	
Hazardous waste management facility	-	-	-	-	-	-	-	-	-	-	
Heliport	-	-	-	-	-	-	-	-	-	P/C	4-39.
Railroad stations and yards	-	-	-	-	-	-	-	-	-	-	
Recycling center	-	-	-	-	-	-	-	-	-	P/C	4-55.
Temporary seasonal uses and structures, including seasonal markets	P/C	-	-	-	-	-	P/C	-	-	-	4-64.
Taxicab stands	-	-	-	-	-	-	-	-	P	-	