

ARTICLE XI
USE PROVISIONS (8/18/2016, 11/10/2016)

SECTION 900: GENERAL USE REGULATIONS

- A. Table of Permitted and Special Uses. The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner so listed. Any uses not listed in said table shall be prohibited, except as contained herein. Additionally, for any use not listed in said table, the Administrative Officer shall have the authority to determine the most appropriate zoning district (s) and/or Special Use Permit requirements for such use, after receiving documentation from the property owner adequately outlining and describing the specific details of the proposed use.
1. **P:** A permitted use.
 2. **C:** A use requiring a Conditional Use Permit subject to approval following the application procedures and requirements.
 3. **A:** An accessory use subject to the requirements specified and generally applicable to accessory uses.
- B. Any use not listed with the letter **P**, **C**, or **A** in a particular zoning district shall be prohibited in that zoning district, unless it is a non-conforming use lawfully established prior to the effective date of the ordinance or amendment that rendered it legally non-conforming.
- C. Any use listed with a **Y** in the column headed by the words "Supl. Use Stds." in the table below shall satisfy the applicable supplemental use standards established in Section 901, in addition to the development regulations of the district in which it is located.
- D. For all telecommunications antennas and towers requirements see Section 616.
- E. No outdoor storage is permitted except as specified herein.
- F. Those uses marked with an asterisk (*) are not allowed within the Downtown Overlay District. Note, retail uses in excess of 50,000 square feet are also prohibited in the Downtown Overlay district. (11/10/2016)
- G. Those uses marked with a double asterisk (**) in the Table of Permitted and Conditional Uses shall not be allowed in the WP-1 Cornish Creek Watershed Protection Overlay District. (8/18/2016)
- H. For permitted and special uses in the PUD zoning district, refer to section 906.
- I. Accessory uses.
1. Accessory uses for commercial development shall include those normally appurtenant to such development, as provided for in other sections of this Ordinance.
 2. Any accessory use normally appurtenant to a permitted use shall be allowed provided such use shall conform to all performance standards set forth for this district.

Table of Permitted and Special Uses

Uses	Supl. Use Sids.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Agricultural and Rural Recreation Uses									
Agricultural Uses (crop or animal production)	Y	P							
Beekeeping	Y	P							
Community Garden	Y	P	P	P	P				
Country Clubs and Golf Courses	Y	C	C	C	C				
Equestrian Facility, Riding Stables or Academy	Y	C							
Farming, Commercial	Y	P							
Farming, Hobby	Y	P							
Fishing Club or Fishing Pond		P	P						
Forestry and Logging		P							
Golf Driving Range		C						C	
Greenhouse or Plant Nursery (wholesale)		P						P	P
Kennel or Pet Boarding	Y	P					P	P	P
Livestock Sales Pavilion or Auction Facility	Y	P							
Livestock, keeping of (for personal utility)	Y	P							
Shooting and Archery Ranges and similar outdoor recreation facilities		P					C	C	C
Wild Animals, keeping of	Y								
Winery		C							
Commercial and Retail Uses									
Adult Entertain. Est.	Y							C	
Ambulance or Medical Transport Company								P	P
Antique Shop							P	P	
Appliance Repair Shop								P	
Art and School Supply Store								P	
Auction House								P	
Automatic Teller Machine								P	P
Automobile Accessories Sales and Installation								C	P
Automobile Auction								C*	P*
Automobile Body Repair and Painting *								C*	P*

Uses	Supl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Commercial and Retail Uses									
Automobile Brokerage	Y							C*	P*
Automobile Customization, Modification and Rebuilding								C*	P*
Automobile Parts Store (with Installation)								P	P
Automobile Parts Store (without Installation)								P	P
Automobile Repair Shop, Lubrication and Tire Store							C*	P*	P*
Automobile Sales and Related Service								P*	P*
Accessory Uses and Structures		A	A	A	A	A	A	A	A
Bed and Breakfast Inn	Y				C	C	C	P	
Bicycle Shop								P	
Boat and Marine Equipment Sales and Service								P	
Book, Music and Media Store								P	
Building Materials Sales (wholesale)								P	
Building Materials Sales (retail)	Y							P	
Camera/Photographic Supply Store							P	P	
Campground, Public or Private	Y	C							
Car Wash (express-service)								P	
Car Wash and/or Detailing (full-service)								P	
Car Wash (self-service)								P	
Catering Service	Y	P						P	
Cellular Phone Store								P	
Check Cashing or Payday Loan Facility	Y						P	P	
Clothing, Apparel and Shoe Stores							P	P	
Convenience Store (with or without fuel pumps)	Y						C	P	
Copy, Blueprint or Printing Shop						C	C	P	
Department Store	Y							P	
Discount Department Store, Big-Box Specialty Store or Supercenter	Y							P	
Dollar or Variety Store								P	
Driving Instruction								P	
DUI School								P	
Electronics or Computer Stores								P	
Farmer's Market (off-site products)	Y							P	

Uses	Supl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Commercial and Retail Uses									
Farmer's Market (on-site products only)		C							
Fireworks Sales, principal use	Y							C	
Fireworks Sales, ancillary use	Y							P	
Florist or Flower Shop							P	P	
Food Store, Specialty (butcher, greengrocer, bakery)								P	
Frozen Food, Cold Storage Locker								P	
Funeral Home	Y					P	C	P	
Furniture or Home Furnishings Store								P	
Garden Supply Center	Y							P	
Gift Shop or Greeting Card Shop								P	
Grocery Store								P	
Grocery Store, Neighborhood							P		
Hair Salon, Beauty Parlor or Barber Shop							P	P	
Hardware Store							P	P	
Health Club, Spa or Fitness Center						P	P	P	
Home Improvement Store								P	
Hookah/Vapor Bar or Lounge	Y							C	
Hotel or Motel	Y					C	C	P	
Interior Decorating Shop								P	
Jewelry Store							P	P	
Laundry or Dry Cleaners							P	P	
Lawn and Garden Equipment Sales and Service	Y							P	
Locksmith							P	P	
Lounge or Nightclub								C	
Massage, Therapeutic	Y						C	P	
Motorcycle, Scooter and ATV Sales and Related Service**								C*	
Motorcycle, Scooter and ATV Service Repair								C*	
Motorcycle Parts, Apparel and Accessories Store (without installation)								P	
Movie Theater, Cineplex or Multiplex								P	
Musical Instrument Store						P		P	
Outdoor Sales, Storage or Display (retail)								C*	

Uses	Suppl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Commercial and Retail Uses									
Palm/Psychic Reading and Fortune Telling								P	
Parking Garage or Lot	Y					A	A	A	
Pawn Shop								P	
Pet Grooming								P	
Pet Shop or Pet Supply Store								P	
Pharmacy or Drug Store							P	P	
Pools or Billiard Halls	Y							C	
Precious Metals Dealer	Y							P	
Recreation and Entertainment Facility (indoor)								P	C
Recreation and Entertainment Facility (outdoor)								C	P
Recreational Vehicle Park or Campground								P	C
Recreational Vehicle Rental, Sales and Service								P	
Rental, Automobile	Y							P	
Rental, Furniture and Electronics								P	
Rental, Heavy and Farm Equipment									P
Rental, Light Equipment and Tool (no outside storage)								P	
Rental, Truck and Trailer								C	P
Repair Shop, Electronics and Small Appliance							P	P	
Repair Shop, Shoe and Leather							P	P	
Restaurant (coffee shop, doughnut shop or ice cream parlor)	Y					P	C	P	
Restaurant (drive in or drive-thru fast food)							C	C	
Restaurant (full service)							C	P	
Self-Storage or Mini Warehouse Facility	Y							C	P
Shooting Ranges, Indoor								C	P
Signs in accordance with Article XII	A	A	A	A		A	A	A	A
Smoke Shop or Novelty Shop								C	
Sporting Goods Store								P	
Sports Training Facility (indoor)								P	
Sports Training Facility (outdoor)								C	C
Stone Yard or Stone Cutting									P
Studio, Art						P		P	
Studio, Dance or Martial Arts							P	P	

Uses	Supl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Commercial and Retail Uses									
Studio, Movie								P	P
Studio, Photography						P	P	P	
Swimming Pool Sales Facility	Y							P	
Swimming Pool Supply Store								P	
Tailor, Dressmaker, Sewing Shop						P		P	
Tanning Salon							P	P	
Tattoo and Body Piercing Parlor								P	
Taxi or Limousine Service									P
Title Loan Facility								P	
Toy Store, Hobby Shop or Game Store							P	P	
Travel Agency							P	P	
Truck Sales, Leasing and/or Service, Heavy**	Y							C	C
Wholesale Membership Club								P	
Wine Center								P	
Industrial and Manufacturing Uses									
Alcoholic Beverage Plant/Distillery									P
Automobile or Truck Storing Lot (excl. junk/ wrecked vehicles)	Y								P
Baking Plant									P
Beverage Bottling Plant									P
Bottle Gas, Storage and Distribution									P
Bulk Storage Tank (accessory use)								C	P
Bulk Storage Tank (principal use)								C	C
Cabinet Shop and Furniture Manufacturing									P
Call Center								P	P
Caretaker or Watchmen Quarters (accessory)						A	A	A	A
Carpenter Shops, Woodworking		C						C	P
Carpet and Upholstery Cleaning Service							C	P	P
Cement, Concrete or Masonry Plant									C
Chemical Plant (non-pharmaceutical)									C
Clothing, Apparel or Shoe Manufacturing									P
Cold Storage Plant									P
Composting Facility (yard trimmings)	Y								P

Uses	Supl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Industrial and Manufacturing Uses									
Contractor's Office, Building Construction	Y							P	P
Contractor's Office, Heavy/Civil Construction/Logging	Y							P	P
Contractor's Office, Landscape	Y	P						P	P
Contractor's Office, Specialty Trade	Y							P	P
Convention Facility								P	P
Data Center								P	P
Depot / Passenger Terminal (bus or rail)								C	P
Distribution Center or Facility									P
Die Casting Works									P
Electronics Waste (e-waste) Collection/ Recycling									P
Explosives Plant / Storage									C
Fabrication, Automotive Metal or Metal								C	P
Feed Processing Facility									P
Fertilizer Plant									P
Food Processing/ Packaging/Canning Plant (other than poultry/meat processing)									P
Heavy Equipment or Farm Equipment Sales or Service									C
Ice Manufacturing/ Packing Plant									P
Janitorial and Maid Services								P	P
Laboratory (medical or dental)								P	P
Laboratory, Research and Testing Facility									P
Landfill, Inert and Construction/Demolition	Y								C
Laundry/Dry Cleaning Plant									C
Lawn Treatment Service								P	P
Liquid Waste Treatment/Recycling									P
Machine Shop								C	P
Machine Shop, Automotive									P
Maintenance Shop (automobile or truck fleet vehicles)**								C	P
Manufactured Building or Mobile Home Sales	Y							C	
Manufacturing or Assembling Plant									P

Uses	Supl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Industrial and Manufacturing Uses									
Mining and Quarrying**	Y								C
Moving Company									P
Outdoor Storage (other than junk/salvage yards)	Y							A*	P*
Waste Transfer Station	Y								C
Parking of Trucks Over 6 Wheels for more than loading/unloading and longer than 12 hours at a time									A
Pest Control/ Extermination Business						C	P	P	P
Pharmaceutical Manufacturing Plant									P
Photo Processing Plant									P
Plastics Extrusion, Injection or Blow Molding Plant (and reprocessing of the same)									P
Plumbing Equipment Dealer								P	P
Poultry/Meat Processing Plant (including packaging)									P
Printing, Bookbinding or Publishing Plant									P
Radio or Television Station/Studio								P	P
Railroad Repair or Storage Yard									P
Railroad Siding									P
Recording/Rehearsal Studio								P	P
Recovered Materials Processing Facility	Y								C
Research or Testing Facility (indoor)									P
Research or Testing Facility (outdoor)									P
Rubber Tire Re-treading Plant									P
Salvage Operation or Junk Yard	Y								C
Sawmills and Logging Facility									C
Scrap Tire Processing, Grinding or Retreading									C
Self-Service Ice Manufacturing/Vending Machine							P	P	P
Septic Tank Pumping Company									P
Soft Drink Bottling/ Distribution Plant									P
Taxidermist								C	P
Telephone Exchange Building									P

Uses	Supl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Industrial and Manufacturing Uses									
Textile or Carpet Factory									P
Towing/Wrecker Service and Impound Lot								C	P
Tree Service and Log Splitting		C							C
Truck Terminal or Intermodal Terminal									P
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)									P
Upholstery Shop							P	P	P
Utility Plant								C	P
Utility Structures, including pumping stations, transmission facilities		P	P	P	P	P	P	P	P
Welding Shop								C	P
Wholesaling and Warehousing (accessory retail <15%)									P*
Wood Chipping and Shredding, Log Splitting	Y								P
Weather Station									P
Office, Institutional and Cultural Uses									
Acupuncture								P	
Animal Hospital or Veterinary Clinic	Y	C						P	
Art Gallery								P	
Bank or Financial Services Institution						P	P	P	
Blood Plasma Donation Center								P	
Cemetery or Mausoleum	Y	P						P	
Cemetery, Family	Y	P						P	
Club, Lodge or Fraternal Organization								P	
Community Center or Cultural Facility		P				P		P	
Corporate Training and Education Centers								P	
Counseling Center								P	
Crematory	Y								C
Day Care Facility						P	P	P	
Hospice Home								P	
Hospital						P		P	
Human Services Ministry								P	
Medical Office or Clinic								P	

Uses	Supl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Office, Institutional and Cultural Uses									
Meditation Center								P	
Museum or Library						P	P	P	
Nursing Home		C				P		C	
Office (business)						P	P	P	
Office (government)						P	P	P	
Office (professional)						P	P	P	
Office Park						P		P	
Office/Showroom Facility								P	P
Park, Passive or Neighborhood			P	P	P	P	P		
Place of Worship	Y		C	C	P	P	P	P	
Residential Rehab. Center								C	
School or College, Business/Career (for profit)						P		P	
School, Montessori	Y		C	C	C	P		P	
School, College or University	Y					P		P	
School, Private (Primary or Secondary)	Y		C	C	C	P		P	
School, Public (Primary or Secondary)	Y		C	C	C	P		P	
School, Trade or Vocational	Y					P		P	
Shelter, Community	Y							C	
Shelter, Residential	Y							C	
Special Events/Banquet Facility or Rental Hall	Y	C						P	
Stadium, Concert Hall or Amphitheater						P		P	
Tutoring and Learning Centers								P	
Residential Uses									
Child Caring Institutions (CCI)	Y		P	P	P				
Commercial Recreational Facilities Associated with a Subdivision Development	Y	A	A	A	A				
Community Living Arrangement or Host Home (CLA)	Y	C	C	C	C				
Customary Home Occupation	Y	P	P	P	P				
Day Care Facility (family)		C	C	C	C			P	
Day Care Facility (group)		C	C	C	C			P	
Dormitory								P	
Dwelling, Accessory	Y	P	P	P	P				
Dwelling, Boarding or Rooming House	Y							C	

Uses	Supl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Residential Uses									
Dwelling, Duplex	Y				P				
Dwelling, Live/Work	Y					P			
Dwelling, Loft	Y					P			
Dwelling, Mobile or Manufactured Home					P				
Dwelling, Multifamily									
Dwelling, Single Family		P	P	P	P				
Dwelling, Townhouse	Y				P				
Dwelling, Villa	Y				P				
Dwelling, Zero Lot Line	Y								
Parking of Recreational Equipment		A	A	A	A				
Personal Care Home, Congregate (not family)	Y					C		C	
Retirement Community, Continuing Care								C	
Retirement Community, Independent Living	Y							C	