

ARTICLE 5 – INDIVIDUAL USE STANDARDS

5.01 TABLE OF AUTHORIZED USES ESTABLISHED

The following table lists the principal uses allowed by right within zoning districts as well as uses that may be authorized subject to approval of a Special Use Permit. Function codes of the Land Based Classification Standards (LBCS) of the American Planning Association (APA) correspond to the authorized uses and shall be used to define uses. All uses are subject to the standards and regulations within this UDO.

5.02 PERMITTED AND PROHIBITED USES

Uses not listed as permitted (P); permitted with supplemental use standards (PS); or requiring a special use permit (S) are presumed to be prohibited (-) from the applicable zoning district. Uses requiring a special use permit must also meet the applicable supplemental use standards listed in this Article as well as the findings of fact associated with special use permits as outlined in *Article 3 – Development Processes and Administrative Review Procedures*.

5.03 USES NOT LISTED

In the event that a particular use is not listed in the Table of Permitted Uses, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Administrator shall determine whether a materially similar use exists in this chapter. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator's decision shall be recorded in writing.

5.04 LAND USE CATEGORIES

All uses permitted in the UDO have been divided into nine (9) categories, defined as follows:

- A. RESIDENTIAL
- B. LODGING/ACCOMMODATIONS
- C. OFFICE AND SERVICES
- D. COMMERCIAL AND ENTERTAINMENT
- E. INDUSTRIAL, WHOLESALE AND STORAGE
- F. EDUCATIONAL AND INSTITUTIONAL
- G. AGRICULTURAL/FORESTRY
- H. COMMUNICATIONS/TRANSPORTATION/INFRASTRUCTURE
- I. OTHER

5.05 SIMILAR USES

The Administrator may determine that a use is materially similar if a permitted use is similarly classified by the Land Based Classification Standards (LBCS) of the American Planning Association (APA); North American Industrial Classification System (NAICS) or Institute of Transportation Engineers (ITS) Trip Generation Guide.

5.06 TABLE OF PERMITTED USES

LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
A. RESIDENTIAL												
Class A – Manufactured Home	PS	-	-	PS	-	-	-	-	-	-	-	-
Class B-1 – Manufactured Home	PS	-	-	-	-	-	-	-	-	-	-	-
Class B-2 – Manufactured Home	PS	-	-	-	-	-	-	-	-	-	-	-
Class C – Manufactured Home	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling – Accessory	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-
Dwelling – Multi-Family (3 or more units)	-	-	-	-	P	P	PS	PS	-	-	-	-
Dwelling – Multi-Family Conversion	-	-	S	S	PS	PS	PS	PS	-	-	-	-
Dwelling – Single Family Attached (Townhome)	-	-	-	P	P	P	PS	PS	-	-	-	-
Dwelling – Single Family Detached	P	P	P	P	P	P	-	-	-	-	-	-
Dwelling – Two Family (Duplex)	-	-	P	P	P	-	-	-	-	-	-	-
Family Care Home (6 or fewer residents)	-	PS	PS	PS	PS	-	-	-	-	-	-	-
Residential Care Facilities (more than 6 residents)	-	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
B. LODGING AND ACCOMMODATIONS												
Bed and Breakfast Facilities	PS	S	S	S	PS	PS	PS	PS	PS	-	-	-
Rooming and Boarding House	-	-	S	S	S	S	-	-	-	-	-	-
Hotel/Inn	-	-	-	-	P	P	P	P	P	-	-	-
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
C. OFFICE AND SERVICES												
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	-	-	-
Dry Cleaning & Laundry	-	-	-	-	-	P	P	P	P	-	-	-
Funeral Homes/Crematoria	P	-	-	-	-	P	S	P	P	-	-	-
Home Occupation	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-

ARTICLE 5
INDIVIDUAL USE STANDARDS

LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
Medical Clinic	-	-	-	-	P	P	P	P	P	-	-	-
Personal Care Service	-	-	-	-	P	P	P	P	P	-	-	-
Pet Care Service	-	-	-	-	-	P	P	P	P	-	-	-
Personal Care Service, Restricted	-	-	-	-	-	-	PS	PS	PS	-	-	-
Post Office	-	-	-	-	-	P	P	P	P	-	-	-
Professional Office/Service	-	-	-	-	P	P	P	P	P	-	-	-
Veterinary Service	PS	-	-	-	-	P	P	P	P	P	P	-
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
D. COMMERCIAL AND ENTERTAINMENT												
Adult Establishments	-	-	-	-	-	-	-	-	-	S	-	-
Alcoholic Beverage Sales or Services	-	-	-	-	-	P	P	P	P	-	-	-
Outdoor Amusement or Theme Park	-	-	-	-	-	-	-	P	-	P	-	-
Indoor Amusement	-	-	-	-	-	P	P	P	P	P	-	-
Auction Sales	-	-	-	-	-	-	P	P	P	-	-	-
Automobile/Vehicle Sales, Rental, Service & Minor Repair	-	-	-	-	-	-	S	PS	PS	P	P	-
Bar/Tavern/Microbrewery	-	-	-	-	-	P	P	P	P	P	-	-
Bicycle Sales & Repair	-	-	-	-	P	P	P	P	P	P	-	-
Cabinet, woodworking and upholstery shops	-	-	-	-	-	-	P	P	P	P	P	-
Camps & Camping Establishments	S	-	-	-	-	-	-	-	-	-	-	S
Drive-In Theater	-	-	-	-	-	-	-	-	S	-	-	-
Drive-Thru/Drive-In Facility (principal or accessory)	-	-	-	-	-	PS	PS	PS	PS	-	-	-
Electronic Gaming Operations	-	-	-	-	-	-	-	-	S	-	-	-
Games Arcade Establishment	-	-	-	-	-	PS	PS	PS	PS	-	-	-
Gas/Fueling Station	-	-	-	-	-	PS	PS	PS	P	P	P	-
General Commercial (50,000 sf and under)	-	-	-	-	P	P	P	P	P	-	-	-
General Commercial (greater than 50,000 sf)	-	-	-	-	-	-	-	-	S	-	-	-

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INDIVIDUAL USE STANDARDS

LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
Golf Course	P	S	S	S	S	S	-	S	-	-	-	S
Country Clubs with golf courses	P	S	S	S	S	S	-	S	-	-	-	S
Hardware, Home Center Sales/Services	-	-	-	-	-	-	-	P	P	-	-	-
Heavy Equipment/Manufactured Homes Rental/Sales/Service	-	-	-	-	-	-	-	P	P	P	-	-
Night Club	-	-	-	-	-	S	S	P	P	-	-	-
Open Air Retail	-	-	-	-	PS	PS	PS	PS	P	-	-	-
Outside Sales	-	-	-	-	PS	PS	PS	PS	P	-	-	-
Parking Lot/Structure (Principal Use)	-	-	-	-	-	-	S	P	S	-	-	-
Pawnshops	-	-	-	-	-	-	-	PS	PS	-	-	-
Racetrack	-	-	-	-	-	-	-	-	-	P	P	-
Restaurant	S	-	-	-	P	P	P	P	P	-	-	-
Riding Stables	P	-	-	-	-	-	-	-	-	-	-	P
Shooting Range, Indoor	S	-	-	-	-	-	-	P	P	P	P	-
Shooting Range, Outdoor	S	-	-	-	-	-	-	-	-	-	S	-
Smoke & Tobacco Shop	-	-	-	-	-	-	PS	PS	PS	-	-	-
Theater, Indoor Movie or Live Performance	-	-	-	-	-	P	P	P	P	-	-	-
Theater, Outdoor	-	-	-	-	-	PS	PS	PS	PS	-	-	-
Vehicle Rental (moving trucks)	-	-	-	-	-	PS	PS	PS	-	-	-	-
Vehicle Service (major repair/body shop)	-	-	-	-	-	-	-	PS	S	P	P	-
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
E. MANUFACTURING, INDUSTRIAL & WHOLESALE TRADE												
Asphalt Paving Production and Sales	-	-	-	-	-	-	-	-	-	-	S	-
Bulk Storage of Flammable Materials, Chemicals, Metals, Etc..	-	-	-	-	-	-	-	-	-	-	S	-
Chemical Manufacturing	-	-	-	-	-	-	-	-	-	-	S	-
Coal Ash Landfill	-	-	-	-	-	-	-	-	-	-	S	-

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INDIVIDUAL USE STANDARDS

LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
Coal Ash Recycling (primary use)	-	-	-	-	-	-	-	-	-	-	S	-
Coal Ash as Structural Fill (primary use)	-	-	-	-	-	-	-	-	-	-	S	-
Coal Storage	-	-	-	-	-	-	-	-	-	-	S	-
Concrete Plant	-	-	-	-	-	-	-	-	-	-	S	-
Contractors' offices and storage yards	-	-	-	-	-	-	-	P	P	P	P	-
Enameling, Lacquering or the Plating of Galvanized Metals	-	-	-	-	-	-	-	-	-	-	S	-
Foods, Textiles and Related Products	-	-	-	-	-	-	-	-	-	P	P	-
Hazardous Waste Storage, Treatment, Transportation or Disposal Facilities	-	-	-	-	-	-	-	-	-	-	S	-
Hydraulic Fracturing (Fracking) or other Oil & Gas Exploration & Extraction	-	-	-	-	-	-	-	-	-	-	S	-
Heavy Industry Uses (not specifically listed)	-	-	-	-	-	-	-	-	-	-	PS	-
Light Industry Uses (not specifically listed)	-	-	-	-	-	-	-	PS	-	PS	PS	-
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	S	S	-
Mining, Extraction Operations & Quarries	-	-	-	-	-	-	-	-	-	-	S	-
Recycling Collection Stations	-	-	-	-	-	-	-	-	PS	PS	PS	-
Sanitary Landfill	-	-	-	-	-	-	-	-	-	-	S	-
Sawmills	-	-	-	-	-	-	-	-	-	-	S	-
Scrap Metal Storage or Recycling	-	-	-	-	-	-	-	-	-	-	S	-
Storage, Self-Service	-	-	-	-	-	-	PS	P	P	-	-	-
Warehouse & Storage (outdoor)	-	-	-	-	-	-	-	S	P	P	P	-
Warehouse & Storage (Indoor)	-	-	-	-	-	-	S	S	S	P	P	-
Wholesaling and Distribution Establishments	-	-	-	-	-	-	-	P	-	P	P	-
Wood, Paper and Printing Products	-	-	-	-	-	-	-	P	-	P	P	-

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INDIVIDUAL USE STANDARDS

LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
F. EDUCATION AND INSTITUTIONS												
Business Associations, Non-profits & Civic Clubs	P	-	-	-	-	P	P	P	P	-	-	-
Cemetery	P	-	-	-	PS	PS	-	PS	PS	-	-	PS
Child/Adult Day Care (8 or less)	PS	PS	PS	PS	P	P	-	P	P	-	-	-
Child/Adult Day Care (more than 8)	PS	PS	PS	PS	PS	PS	-	P	PS	-	-	-
College or University (limit size of 5,000 sf on first floor)	-	-	-	-	-	S	PS	PS	S	-	-	-
Community Support Facility	-	-	-	-	-	S	S	S	S	-	-	-
Conference/Convention Center	S	-	-	-	-	-	P	P	P	-	-	-
Correctional Institution	-	-	-	-	-	-	-	-	-	S	S	-
Special Events Center	S	-	-	-	-	P	P	P	P	-	-	-
Halfway House	-	-	-	-	-	S	-	-	-	-	-	-
Hospital	-	-	-	-	-	P	-	P	P	P	-	-
Museum/Library/Cultural Facility	-	-	-	-	-	P	P	P	P	-	-	P
Public Administration/Civic Meeting Facilities	P	-	-	-	P	P	P	P	P	-	-	P
Public Safety Station	P	P	-	-	S	PS	P	P	P	P	P	P
Recreation Facility (Indoor)	P	P	P	P	P	P	P	P	P	P	-	P
Recreation Facility (Outdoor)	P	P	P	P	P	P	P	P	P	-	-	P
Religious Institutions	P	P	P	P	P	P	-	P	P	-	-	-
School (elementary or secondary)	P	P	S	S	S	S	-	-	-	-	-	-
School (vocational/technical)	-	-	-	-	-	P	-	P	P	P	-	-
Sports Arena/Stadium	-	-	-	-	-	-	S	S	S	P	-	-
Studio (art, dance, martial arts, music)	P	-	-	-	P	P	P	P	P	-	-	-
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
G. AGRICULTURE AND FORESTRY												
Animal Production	PS	PS						-				
Community Gardens/Crop Production	P	P	P	P	P	P	P	P	P	-	-	P
Kennels (indoor)	S	-	-	-	-	-	-	P	P	P	-	-
Kennels (outdoor)	S	-	-	-	-	-	-	PS	PS	P	P	-

LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
Livestock Production	P	-	-	-	-	-	-	-	-	-	-	-
Nurseries and Garden Centers	P	-	-	-	-	P	-	P	P	P	-	-
Produce Stands	PS	-	-	-	-	PS	PS	PS	PS	-	-	PS
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
H. COMMUNICATIONS, TRANSPORTATION & INFRASTRUCTURE												
Airstrip	S	-	-	-	-	-	-	-	-	S	S	S
Rail Station	-	-	-	-	-	-	S	S	S	S	S	-
Solar Energy System (principal use)	S	-	-	-	-	-	-	-	-	S	S	-
Truck and Freight Transportation Services	-	-	-	-	-	-	-	-	-	P	P	-
Utilities (Class 1)	P	P	P	P	P	P	P	P	P	P	P	P
Utilities (Class 2)	P	P	P	P	P	P	P	P	P	P	P	P
Utilities (Class 3)	-	-	-	-	-	-	-	-	-	P	P	-
Wireless Telecommunications Facility (non-tower)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Wireless Telecommunications Tower	P	P	-	-	-	-	-	PS	S	S	S	-
LAND USE TYPE:	RA	R-20	R-12	R-6	RMX	NMX	B-C	B-G	B-H	LI	HI	OS
I. OTHER												
Accessory Structures	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Seasonal Sales Establishments	PS	-	-	-	-	PS	PS	PS	PS	-	-	PS
Special Events	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Temporary Construction Offices	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Temporary Health Care Structures	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Temporary Shelter	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-