

Article 2. - Use of Land and Structures

Sec. 201 - Purpose of Article 2.

This Article defines the zoning districts in the County and identifies the specific uses to which land and structures may be put in the various zoning districts, including certain uses or structures for which special approval is required in order to be allowed. In addition, this Article identifies specific uses within each zoning district to which restrictions may apply, which are presented in Article 3 of this Code.

Sec. 202 - Zoning Map.

The boundaries of the various zoning districts are shown on a map entitled "Official Zoning Map of Douglas County, Georgia" adopted on the date of adoption of this Development Code, and as amended thereafter from time to time.

202 (a) Official Zoning Map adopted.

- (1) The "Official Zoning Map of Douglas County, Georgia" (referred to in this Code as the "Zoning Map" is adopted as the Official Zoning Map and is hereby made a part of this Development Code, and all notations, references and other information shown on it shall be a part of this Development Code.
- (2) The Official Zoning Map as adopted at the time of adoption of this Development Code shall be identified as that map or series of maps signed by the Chairman in office at the time of adoption, and attested by the Clerk of the Board of Commissioners. A certified copy of the zoning map as originally adopted shall be kept on record in the County Clerk's office.
- (3) The Zoning Map as adopted and as may be amended by the Board of Commissioners from time to time sets forth the location of all zoning districts in the County.

202 (b) Amendments to the Zoning Map.

- (1) The Zoning Map, as adopted by the Board of Commissioners and amended from time to time by its action, shall be maintained and available in the Development Services Department. The map as amended from time to time by the Board of Commissioners may be kept in an electronic format from which printed copies can be produced.
- (2) No changes of any nature shall be made to the Official Zoning Map except in conformity with amendments to the map approved by the Board of Commissioners or by adoption of a new Official Zoning Map of Douglas County. Such amendments shall be spread upon the minutes of Douglas County and shall be available for public inspection.
- (3) All zoning district boundary changes and amendments to the Zoning Map shall be noted on the map maintained in the Development Services Department with the date of the zoning change or amendment and reference to the implementing ordinance.

202 (c) Determination of zoning district boundaries.

- (1) The boundaries of the districts as shown on the Zoning Map shall be determined on the basis of the legal descriptions or boundary surveys associated with approved zoning petitions, or, lacking such legal descriptions or surveys, on the basis of the location of the boundary as depicted on the Zoning Map along with any dimensions shown.

- (2) All property in the County is placed in the zoning districts as indicated on the Zoning Map, and no property shall be used except in accordance with the zoning designations on the Zoning Map and the provisions of this Code. Where uncertainty exists as to the boundaries of any zoning district, the following rules shall apply:
- a. Where a zoning district boundary line is shown as approximately following the County limits line, a militia district line, a land lot line, a lot line or the center line of a street, a county road, a state highway, a railroad right-of-way, or stream or drainage way, or such lines extended, then such lines shall be construed to be the zoning district boundary lines.
 - b. Where a zoning district boundary line is shown as being set back from a street, a county road, a state highway, a railroad right-of-way, or a stream or drainage way, and approximately parallel thereto, then such zoning district boundary line shall be construed as being at the scaled distance from the center line of the street, county road, state highway, railroad right-of-way, stream or drainage way, and as being parallel thereto.
 - c. Where a zoning district boundary line divides a lot, the location of the line shall be the scaled distance from the lot lines. In this situation, the requirements of the zoning district in which the greater portion of the lot lies shall apply to the balance of the lot except that such extension shall not include any part of a lot that lies more than 50 feet beyond the zoning district boundary line.
 - d. In the case of a double-frontage lot fronting on two separate streets that is divided by a zoning district boundary line approximately paralleling the streets, the restrictions of the zoning district in which each frontage of the through lot lies shall apply to that portion of the lot.

202 (d) Special conditions of previous zoning approvals retained.

All special conditions and special stipulations imposed as conditions of rezoning of property prior to adoption of the Zoning Map are hereby retained and reaffirmed, and shall continue in full force and effect until such time as the property is rezoned or the prior zoning action of the Board of Commissioners is amended through the rezoning process established by this Code.

Sec. 203 - Reserved

Sec. 204 - Zoning districts; established.

For purposes of this Development Code, the following Zoning Districts and Overlay Zoning Districts are established as listed in Table 2.1 along with the Zoning Map symbol and the Comprehensive Plan Future Land Use Map designation that is being implemented by the Zoning District.

Sec. 205 - Zoning districts; relationship to Comprehensive Plan.

205 (a) Application of the Comprehensive Plan.

The *Douglas County Comprehensive Plan* establishes appropriate land use character area categories and a range of preferred zoning districts, development intensities, composed of densities, floor area ratios, or similar measures, for each land area in the county. This Unified Development Code and the County's individual project approvals provide development standards, plan requirements and other factors that shall determine the development intensity of each project within the Comprehensive Plan range. The

County reserves the right to limit projects to intensities below the Comprehensive Plan's upper limits in order to ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.

Sec. 206 - Zoning districts; conversion of previous districts.

Zoning districts as were established under the previous Zoning Ordinance of Douglas County are hereby renamed to the following zoning district names and designations under this Development Code, as shown on Table 2.2. All regulations, requirements and provisions of this Development Code applicable to a zoning district established under Sec. 204 of this Code shall apply to the previously named zoning district as shown on Table 2.2.

Table 2.1: Conversion of Previous Zoning Districts

Previous Zoning District Designation (prior to 2004)	Previous Zoning District Designation (2004 to 2020)	Zoning District Designation under this Code (2020 -)
AG Rural Agricultural	AG Rural Agricultural	AG Rural Agricultural
R-1 Residential-Agricultural	R-A Residential-Agricultural	R-A Residential-Agricultural
R-2 Single-Family Residential	R-LD Low Density Single-Family Residential	R-LD Low Density Single-Family Residential
R-3 Two-Family Residential	R-D Duplex (Two-Family) Residential	R-MD Medium Density Single-Family Residential
R-4 Single-Family Townhouse Residential	R-TC Townhouse Condominium Residential	R-HD High Density Single-Family Residential
R-5 Condominium Residential	R-TC Townhouse Condominium Residential	R-HD High Density Single-Family Residential
R-6 Multi-Family Residential	R-MF Multi-Family Residential	R-HD High Density Single-Family Residential
R-7 Mobile Home Residential	R-MH Manufactured Home Residential	R-MH Manufactured Home Residential
R-8 Mobile Home Park Residential	R-MH Manufactured Home Residential	R-MH Manufactured Home Residential

Previous Zoning District Designation (prior to 2004)	Previous Zoning District Designation (2004 to 2020)	Zoning District Designation under this Code (2020 -)
R-9 Medium Density Single-Family Residential	R-LD Low Density Single-Family Residential	R-LD Low Density Single-Family Residential
R-10 High Density Single-Family Residential	R-MD Medium Density Single-Family Residential	R-MD Medium Density Single-Family Residential
PUD Planned Unit Development	PUD Planned Unit Development	PUD Planned Unit Development
		Planned Residential District
OI-1 Low Density Office/Institutional	OI-L Low Density Office/Institutional	OI Office/Institutional
OI-2 High Density Office	OI-H High Density Office	OI Office/Institutional
C-1 Neighborhood Commercial	C-N Neighborhood Commercial	C-G General Commercial
	C-C Community Commercial	C-G General Commercial
C-2 General Commercial	C-G General Commercial	C-G General Commercial
C-3 Highway Commercial	C-H Heavy Commercial	C-H Heavy Commercial
C-4 Heavy Commercial	C-H Heavy Commercial	C-H Heavy Commercial
C-5 Commercial Amusement	C-R Regional Commercial	C-H Heavy Commercial
M-1 Light Industrial	LI Light Industrial	LI Light Industrial
M-1-R Restricted Light Industrial	LI-R Restricted Light Industrial	LI-R Restricted Light Industrial
M-2 Heavy Industrial	HI Heavy Industrial	HI Heavy Industrial
LUR Limited-Use Residential Overlay		

Previous Zoning District Designation (prior to 2004)	Previous Zoning District Designation (2004 to 2020)	Zoning District Designation under this Code (2020 -)
O-ED Estate Density Overlay	O-ED Estate Density Overlay	O-ED Estate Density Overlay-Legacy
EO Environmental Protection Overlay	O-EO Watershed Protection Overlay	O-EO Watershed Protection Overlay
GW Groundwater Recharge Area Protection	O-GW Groundwater Recharge Area Protection	O-GW Groundwater Recharge Area Protection
WP Wetlands Protection Overlay	O-WP Wetlands Protection Overlay	O-WP Wetlands Protection Overlay
QGD Quality Growth Development Overlay	O-QGD Quality Growth Development Overlay	O-QGD Quality Growth Development Overlay
	O-LF Landfill Overlay	O-LF Landfill Overlay
AH Airport Hazard	O-AH Airport Hazard Overlay	O-AH Airport Hazard Overlay
	Highway 92 Village Overlay	O-HC Highway Corridor Overlay
	Post Road Village Overlay	O-HC Highway Corridor Overlay
	Corridor Overlay	O-HC Highway Corridor Overlay
	Highway 78 Corridor Overlay	O-HC Highway Corridor Overlay

Sec. 207 - Zoning districts; purpose of each.

All lands in unincorporated Douglas County are included in one or another of the zoning districts established by this Development Code. Overlay districts, which provide additional requirements or restrictions on the portions of these zoning districts over which they are established, are found under Sec. 208 of this Article.

207 (a) AG Rural Agricultural.

The AG Rural Agricultural District is established to protect rural areas of Douglas County in which agriculture, farm operations, conservation lands and timber stands on parcels of 3 acres or more are the established land use pattern, and to provide an environment which encourages residents to continue to live and practice agricultural operations without adverse impact arising from more dense development.

207 (b) R-A Residential-Agricultural.

The R-A Residential-Agricultural District is established to protect and promote a suitable environment for rural or "large lot suburban" family life, agriculture including the raising of livestock and poultry, and the development of natural resources and other uses requiring extensive areas of land. This District is required to protect the future development of land in accordance with the Comprehensive Plan of the county as amended.

207 (c) R-LD Low Density Single-Family Residential.

The R-LD Single-Family Residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county.

207 (d) R-MD Medium Density Single-Family Residential.

The R-MD Medium Density Single-Family Residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets and to protect the future development of land in accordance with comprehensive development plans for the county.

207 (e) R-HD Residential - High Density

The R-HD Residential High Density District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor collector streets, to meet the demands of two, three, four and multi-family residences, townhomes and condominiums and to protect the orderly future development of land in accordance with comprehensive development plans for the county. The intent of this district is to provide standards for higher density dwellings which will:

- (1) Encourage the provision of usable open space and recreation areas and a desirable living environment;
- (2) Be located primarily in areas near or adjacent to low-density or medium density residential use areas;
- (3) Be located so as to provide transition between single-family use areas and higher density dwelling areas and/or commercial areas;
- (4) Be located near such services as retail shopping and major thoroughfares and collector streets.

207 (f) R-MH Manufactured Home Residential.

The R-MH Manufactured Home Residential District is established to protect and promote a suitable environment for family life, to meet the need and demands for the development of manufactured home

residential areas and to protect the future development of land in accordance with comprehensive development plans for the county.

207 (g) PRD Planned Residential Development

The PRD district is established to protect and promote a suitable environment for family life and to encourage flexibility in meeting the needs of families through a mix of housing types and densities in accordance with the land use plan for the County with a development site of at least two acres and adjacent to or in proximity to municipal boundaries.

207 (h) PUD Planned Unit Development.

The PUD district is intended to permit the planning and development of parcels of land that are suitable in location and character for the uses proposed as unified and integrated developments in accordance with detailed development plans. The PUD district is intended to provide a means of accomplishing the following specific objectives: To provide for development concepts not otherwise allowed within non-PUD zoning districts; To provide flexibility, unity, and diversity in land planning and development, resulting in convenient and harmonious groupings of uses, structures and common facilities; To encourage innovations in quality residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space; To lessen the burden of traffic on streets and highways; and To provide a procedure that can relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics.

207 (i) OI Office Institutional

The Office Institutional District is established to promote an office environment allowing low rise, mid-rise and high-rise office buildings and accessory retail uses. This zone is intended to be located in or adjacent to heavy concentrations of commercial or light industrial uses such as business districts or nodes, interchange areas, or industrial or office parks. The District also functions as a transitional zone from commercial and light industrial uses to less intensive uses such as single-family residential and multi-family uses.

207 (j) C-G General Commercial.

The C-G General Commercial District is established to protect and promote a suitable environment for those retail commercial uses that benefit from close proximity to each other. The District is intended to serve as the location of regional and sub-regional centers for retailing, finance, and professional and general office activities. Its primary purpose is to group their uses together in a compact area designed to accommodate pedestrian movement. General commercial areas are characterized by shopping centers containing department stores, big box retailers such as Home Depot and PetSmarts, discount clubs and retail and service establishments serving a wide market area. Commercial uses commonly found in neighborhood and community commercial areas also are found in general commercial areas.

207 (k) C-H Heavy Commercial.

The C-H Heavy Commercial District is established to protect and promote a suitable environment for those commercial uses that benefit from direct access to major streets or are located on major streets and thoroughfares that are classified as major arterial roads or interstate highways. Such uses commonly which generate loud noises and require large areas for open storage, or generate substantial motor vehicle traffic.

207 (l) PSP Public-Semi Public.

The PSP Public-Semi Public district is established to provide a district for public, quasi-public and semi-public uses, including government buildings, schools and publicly owned parks and recreation facilities, in accordance with the comprehensive plan for the county.

207 (m) LI Light Industrial.

The LI Light Industrial District is established to protect and promote a suitable environment for light industrial purposes, and uses that require both office and distribution facilities at the same site, as well as related and compatible commercial uses and appropriate accessory uses and including accessibility to major transportation facilities, availability of adequate utilities and other public services, and availability of large quantities of suitable land. Uses compatible with light industrial development are to be encouraged insofar as they are in accordance with comprehensive development plans for the county.

207 (n) LI-R Restricted Light Industrial.

The LI-R Restricted Light Industrial District is established to protect and promote a suitable environment for high quality, visually attractive, stable, light industrial, electronics and cyber research and development, data storage and administrative facilities and offices.

207 (o) HI Heavy Industrial.

The HI Heavy Industrial District is established to protect and promote a suitable environment for heavy industrial uses including accessibility to major transportation facilities, availability of adequate utilities and other public services, and availability of sufficient quantities of land to adequately support such establishments. Uses compatible with light and heavy industrial development are to be encouraged insofar as they are in accordance with the Comprehensive Plan of Douglas County.

Sec. 208 Overlay districts; generally and purposes of each.

As the name implies, overlay districts “over-lay” applicable base zoning district classifications to alter some or all of the base zoning district regulations that apply to particular sites. Overlay zoning districts work to modify or supplement the regulations imposed by base zoning district when necessary to address special situations or promote specific county planning goals. Overlay zoning is intended to be used when the base zoning district applied to an area remains generally appropriate, but when an additional, modified or eliminated requirement could help implement the county’s planning goals or address an area-specific planning, design or land use regulation issue. All applicable regulations of the underlying base zoning district and of this Development Code apply to property in an overlay district unless otherwise expressly stated in the overlay district regulations. When overlay district regulations conflict with regulations that otherwise apply in the underlying base zoning district or with regulations otherwise imposed by this Development Code, the more restrictive regulations govern.

208 (a) O-ED Estate Density Overlay District.

The O-ED overlay district is established to protect and promote a suitable environment for rural or "large lot suburban" family life, agriculture including the raising of livestock and poultry, and the development of natural resources and other uses requiring extensive areas of land. This overlay district is required to protect the future development of land in accordance with the comprehensive plan of the county as amended. See the Estate Density Regulations of the Lot and Building Standards Article of the code for provisions relating to the O-ED Overlay District.

208 (b) O-EO Watershed Protection Overlay.

The purpose of the O-EO Watershed Protection Overlay District is to establish measures to protect the quality and quantity of the present and future water supply of Douglas County, as well as the City of East Point and jurisdictions downstream from Douglas County; to minimize the transport of pollutants and sediment to the water supply; and to maintain the yield of water supply watersheds. The O-EO Watershed Protection Overlay District is composed of the following Watershed Protection Areas corresponding to the topographical features that delimit the drainage basins of the following respective creeks, rivers and reservoirs:

- (1) Dog River (sub-watershed A);
- (2) Dog River (sub-watershed B);
- (3) Bear Creek;
- (4) Anneewakee Creek;
- (5) Sweetwater Creek;
- (6) Sweetwater Creek/ East Point Basin sub-watershed;
- (7) Sweetwater Creek/ Sparks Reservoir Basin sub-watershed;
- (8) Hurricane Creek; and
- (9) Chattahoochee River Direct Drainage Basin (in areas not regulated by the Metropolitan River Protection Act).

See the Watershed Protection Division of the Environmental Protection Article of this Code for provisions relating to the O-EO Overlay.

208 (c) O-GW Groundwater Recharge Area Protection Overlay.

The O-GW Groundwater Recharge Area Protection Overlay District is established to protect the quality of groundwater by regulating land uses within significant groundwater recharge areas. This is necessary to protect the public health, safety, and welfare, particularly those persons and communities who rely on groundwater as their source of potable water supply

See the Groundwater Recharge Area Protection Division of the Environmental Protection Article of this Code for provisions relating to the O-GW Overlay.

208 (d) O-WP Wetlands Protection Overlay.

The O-WP Wetlands Protection Overlay District is established to promote the protection of wetlands in Douglas County, which are indispensable, fragile natural resources with significant development constraints due to flooding, erosion, and soils limitations. Furthermore, they provide habitat areas for fish, wildlife, and vegetation; water quality maintenance and pollution control; flood control; erosion control; opportunities for study and education; and open space and recreational opportunities.

See the Wetlands Protection Division of the Environmental Protection Article of this Code for provisions relating to the O-WP Overlay.

208 (e) O-QGD Quality Growth Development Overlay.

The O-QGD Quality Growth Development Overlay District is established to promote high quality development in areas of the county that are largely undeveloped but in the path of rapid, substantial residential, commercial, or industrial development that is anticipated will radically change the character of the lands within the District boundaries. This District is designed to encourage high quality development by establishing restrictions and standards to protect the natural environment, promote optimum development, and so that investment values will be maximized and will not be endangered by unsightly, undesirable, or incompatible developments springing up on adjacent properties in the foreseeable future.

See the Quality Growth Development District Standards Section of the Lot and Building Standards Article of this Code for provisions relating to the O-QGD Overlay.

208 (f) O-LF Landfill Overlay.

The O-LF Landfill Overlay District is established in order to protect properties near existing or previously closed solid waste disposal facility from well-water contamination and from the buildup of methane gas within enclosed buildings. It is the intent of this overlay district to maintain compliance with requirements imposed by the Georgia Department of Natural Resources, Environmental Protection Division (Chapter 391-3-4, Solid Waste Management).

208 (g) O-AH Airport Hazard Overlay.

The O-AH Airport Hazard Overlay District is established to provide areas to be used as either public or private airfields, and to create compatible use zones. See the Airport Zone Restrictions Division of the Restrictions on Particular Uses Article of this Code for provisions relating to the O-AH Overlay.

208 (h) O-HC Highway Corridor Overlay

The O-HC Highway Corridor Overlay district is intended to accommodate and promote high- quality, well-designed development that is in keeping with the existing and desired character of the county's major highway corridor areas. The overlay is further intended to ensure consistency with the Douglas County comprehensive plan and with other adopted plans and policies of the county.

See the Highway Corridor Overlay District Standards Section the Lot and Building Standards Article of the code for provisions relating to the O-HC, Highway Corridor.

Sec 208(i) Master Planned Developments and Mixed Use Master Plan Overlay (legacy)

Projects approved as a special use permit as a Master Planned Development or Mixed use Master Plan Development prior to December 5, 2020 may continue to develop in accordance with the conditions, stipulations, regulating documents, and concept plans approved under the special use permit. No new Master Planned Developments or Mixed Use Master Plan Developments will be approved by special use permit after December 5, 2020.

Sec. 209 - Reserved.

Sec. 210 - Uses allowed in each zoning district.

This Section identifies the uses that are allowed by right or by Special Use approval in each of the zoning districts and uses to which certain restrictions apply.

210 (a) Allowed principal and accessory uses.

- (1) A Principal Use is the specific, primary purpose for which land or a building is used.
- (2) An Accessory Use is a use that is permitted on a property in conjunction with a principal use. An accessory use is incidental to the principal use and would not exist independent of the principal use.
- (3) Principal uses that are allowed by right or allowed only by Special Use approval in each zoning district are shown on the following Table 2.2. Accessory uses that are allowed in conjunction with a principal use are shown on Table 2.3.

210 (b) Restrictions on particular uses.

Requirements that apply to certain uses are listed in the Restrictions on Particular Uses Article of this Code (Article 3). For those uses that have specific restrictions associated with them, a reference is given on the two tables to the pertinent Section in Article 3. The provisions of Division 1 of Article 3 that apply to development in general, Division III, Airport Zone Restrictions, and Division IV, Prohibited Uses, however, are not indicated in either of the two tables.

210 (c) Special Uses.

Principal uses that are Special Uses may be granted subject to Special Use approval procedures as set forth in the Procedures and Permits Article of this Code.

210 (d) Prohibited uses.

- (1) Any principal use not shown on the following Table 2.2 as allowed in a zoning district, whether by right or with approval as a Special Use or as a use permitted with restrictions, is specifically prohibited.
- (2) Any accessory use not shown on the following Table 2.3 as allowed in a zoning district, whether by right or with approval as a Special Use or as a use permitted with restrictions, is specifically prohibited.
- (3) In addition, uses, products and manufacturing processes that are specifically prohibited in all zoning districts are listed in Division IV of Article 3.

- (4) No person shall discharge a firearm within five hundred feet (500') of a residential structure, except for personal protection and the protection of property.

210 (e) Interpretation of uses.

- (1) In addition to other generally accepted references and resources, the North American Industrial Classification System (NAICS), published by the U.S. Department of Commerce (2017 edition), may be referred to in order to interpret the definition of uses listed on Table 2.2 and Table 2.3 and to identify similar uses that may be allowed along with each listed use. The NAICS classification number is shown on the tables for each applicable use for reference and interpretation only; the NAICS is not adopted as part of this Code.
- (2) The NAICS assigns classification numbers to businesses and industries based on the primary business activity in which the company is engaged. While business activity usually corresponds to land use type, and therefore can be easily assigned to appropriate zoning districts, there are exceptions. Some businesses may be primarily engaged in a certain industry—such as telecommunications, for instance, like BellSouth—but individual locations host notably different activities. For a company like BellSouth, for instance, different facilities may include retail stores for telephones, offices for administrative functions, satellite and exchange switching stations, and repair and installation staging lots where heavy equipment vehicles, telephone poles, wire spools and materials are stored. As a result, interpretation is occasionally needed for an individual use, regardless of the business activity in which the parent company is engaged.
 - a. If no NAICS classification number is shown on the table, there is no corresponding category to the land use listed. The use may be residential in nature (there are no NAICS categories for residences) or may be a land use activity not generally recognized as a business activity or industry type.
 - b. In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the purpose of the zoning district as stated in this Article, both the common and dictionary definitions of the use, and the array of listed uses that are allowed in the district as to their character and intensity.

210 (f) Tables

Table 2.2 organizes the various principal uses under the following headings:

- Agriculture, Forestry, Fishing and Hunting
- Residential Uses
- Administrative and Professional Offices
- Commercial Services
- Arts, Entertainment and Recreation
- Retail Trade
- Manufacturing, Wholesaling and Warehousing
- Transportation, Communications and Utilities
- Public and Institutional Uses

Table 2.3 presents the various accessory uses allowed in each zoning district.

O-HC, Highway Corridor Overlay explanation. Table 2.2 and 2.3 present principal and accessory uses that are allowed by right or allowed only by Special Use approval within all the base zone districts. When looking at the O-HC, Highway Corridor Overlay District, the following information applies. Allowable uses are represented by a “B” where a use is allowed only if it is permitted in the base zone district (that means it could be by right or by special use in the base district-but it would be likewise allowed in the O-HC). An “S” appears if the use is allowed by special use approval regardless of the base zone district designation. If no designation appears, the use is not permissible within the highway corridor overlay boundary regardless of whether it is permissible in any base zone district.

Table 2.2: List of Principal Uses Allowed by Zoning District

I	P	Use is Allowed by Right in the District Indicated
	•	Use is Allowed with Restrictions (see Section indicated)
	S	Use Requires Special Use Approval
	B	Use is Permitted only if allowed by base district
		Use is not Allowed if no symbol appears

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Agriculture, Forestry, Fishing and Hunting																
111	Crop Production, except Greenhouse, Nursery, and Floriculture Production	P	P													B	
1114	Crop Production: Greenhouse, Nursery, and Floriculture Production	P	P	S												B	
	Animal Production:																
1121	Cattle Ranching and Farming, except Feedlots	•	S													B	§ 319
112112	Cattle Feedlots	•	S													B	§ 319
112120	Dairy Cattle Farming	•	S													B	§319 §302
1122	Hog and Pig Farming	•	S													B	§319 §302
1123	Poultry and Egg Production	•	S													B	§319 §302
1124	Sheep and Goat Farming	•	S													B	§319 §302
1125	Animal Aquaculture	•	S													B	§319 §302
1129	Other Animal Production, such as Horses, Bees, Rabbits, etc.	•	S													B	§319 §302
113	Forestry and Logging	•	•													B	§ 312
114	Commercial Fishing, Hunting and Trapping	P	P													B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
1151	Support Activities for Crop Production	P	P													B	
1152	Support Activities for Animal Production	P	P													B	
1153	Support Activities for Forestry	P	P													B	
42259	Livestock Sale Pavilion and Auction Facility	S	S										P		P	B	
	Residential Uses																
	Single-Family Detached: Site-Built or Modular Home	P	P	P	P		P	P								B	§ 307
	Single-Family Detached: Manufactured Home	•	•				•									B	§ 337
	Single-Family Attached: Duplex				P			P								B	
	Single-Family Attached: Townhomes / Condominium					P		P								B	
	Multi-Family					P		P								B	
	Fraternity & Sorority Houses								S	S	S					B	
	Mixed-Use Dwelling, including Lofts							P	S	S	S					B	
	Build-to-Rent Communities			S	S	P		S									§ 353
	Nursing and Residential Care Facilities:																
6239	Assisted Living Facility - See Personal Care Homes															B	§ 340
6231	Nursing Care Facilities							P	P	P	P					B	
6232	Residential Mental Retardation, Mental Health and Substance Abuse Facilities							S	S	S	S					B	
6233	Retirement Community				P			P	P							B	
6239	Personal Care Homes, Family (up to 6 under care)	S	S	S	S	S		S								S	§ 340
6239	Personal Care Homes, Group (up							•	•	•	•						§ 340

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	to 15 under care)																
6239	Personal Care Homes, Congregate (more than 15 under care)							S	S	S	S					B	§ 340
	Subdivisions:																
	Minor Subdivision: Recombination, Re-subdivision, Nondevelopment Lot Sales, 2-Lot through 5-Lot Split, Large Lot, and Subdivision Exemptions	•	•	•	•	•	•	•	•	•	•	•	•	•	•	B	§ 502 (a)
	Manufactured Home Subdivision						•									B	§ 337
	Manufactured Home Park						S									B	§ 336
	Conventional Residential Subdivision	P	P	P	P	P	P	P								B	
	Conservation Residential Subdivision – cluster option	S	S	S												B	§ 511
	Conservation Residential Subdivision – large lot option	P	P	P												B	§ 511
	Planned Unit Development	P	P	P	P	P	P	P	P	P	P	P	P	P	P	B	§ 506
	Commercial & Industrial Subdivisions								P	P	P		P	P	P	B	
	Administrative and Professional Offices																
55	Corporate Management Offices								P	P	P		P	P	P	B	
5111	Newspaper, Periodical, Book, and Database Publishers								P	P	P		S	S	S	B	
5112	Software Publishers								P	P	P		S	S	S	B	
51223	Music Publishers								P	P	P		S	S	S	B	
519190	All Other Information Services: On-Line Information Services								P	P	P		S	S	S	B	
5222	Credit Card Issuing and Sales Financing								P	P	P		S	S	S	B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
52231	Mortgage and Nonmortgage Loan Brokers								P	P	P		S	S	S	B	
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P	P	P		S	S	S	B	
52239	Mortgage Servicing and Other Activities Related to Credit Intermediation								P	P	P		S	S	S	B	
523	Financial Investments and Related Activities, such as Portfolio Management and Investment Advice, and Securities and Commodity Brokerages.								P	P	P		S	S	S	B	
5241	Insurance Carriers								P	P	P		S	S	S	B	
525	Funds, Trusts, and Other Financial Vehicles								P	P	P		S	S	S	B	
4541	Electronic Shopping and Mail-Order Houses									P	P		S	S	S	B	
4543	Direct Selling Establishments, except Fuel Dealers									P	P					B	
5411	Lawyers, Notaries and Other Legal Services								P	P	P					B	
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services								P	P	P		P	P	P	B	
5413	Architectural, Engineering, Surveying and Related Services								P	P	P		P	P	P	B	
5414	Interior Design, Graphic Design and other Specialized Design Services								P	P	P		P	P	P	B	
54143	Art Studio								P	P	P		S	S	S	P	
5416	Management, Scientific, and Technical Consulting Services, including Executive Search and Management Consulting								P	P	P		P	P	P	B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
54171	Research and Development in the Physical, Engineering, and Life Sciences								S	P	P		P	P	P	B	
54172	Research and Development in the Social Sciences and Humanities								P	P	P					B	
6211	Medical Offices of Physicians								P	P	P					B	
6212	Medical Offices of Dentists								P	P	P					B	
6213	Medical Offices of Health Specialists								P	P	P					B	
6215	Medical and Diagnostic Laboratories								S	P	P		P	P	P	B	
54194	Veterinary Services, including Animal Hospitals								S	P	P					B	§ 319
7113	Promoters of Performing Arts, Sports, and Similar Events								P	P	P		P	P	P	B	
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures								P	P	P		P	P	P	B	
	Commercial Services																
	Finance, Insurance and Real Estate Services:																
5221	Banks, Credit Unions and Savings Institutions								P	P	P					B	
522298	All Other Non-Depository Credit Intermediation (Pawnshops)										P		P			S	
5242	Insurance Agencies, Brokerages, and Other Insurance Related Activities								P	P	P					B	
531	Real Estate Office							P	P	P	P					B	
	Day Care Services:																
6244	Group Day Care Facility (18 or fewer persons in care)								•	•	•					B	§ 328
6244	Day Care Center (more than 18								•	•	•					B	§ 328

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	persons in care)																
7221	Traveler Accommodation/Transient Lodging:																
72111	Hotels and Motels									S	S					S	§ 318
721191	Bed-and-Breakfast Inns / Country Inns	S	S					S	S	S	S					S	§ 318
	Vacation Rental Homes: VRBO, AirBnB, ADU Short-Term Rental	S	S	S	S	S		S								S	§ 318
721310	Rooming and Boarding Houses,	S	S					S		S	S					S	§ 318
	Dormitories and Worker Camps	S	S													S	§ 318
	Automotive Repair and Maintenance:																
811111	General Automotive Repair (except busses & trucks)										•		•		•	S	§ 317
811111	Heavy Truck or Bus Repair Shops, general												•		•	S	§ 317
811112	Automotive Exhaust System Repair										•		•		•	S	§ 317
811113	Automotive Transmission Repair										•		•		•	S	§ 317
811121	Automotive Body, Paint, and Interior Repair and Maintenance										S		•	•	•	S	§ 317
811122	Automotive Glass Replacement Shops										•		•	•	•	S	§ 317
811191	Automotive Oil Change and Lubrication Shops										•		•	•	•	S	§ 317
811192	Car Washes – Manned-full-service										S		S	S	S	B	§ 322
811192	Car Washes - Self-Serve										S		S	S	S		§ 322
	Other Repair and Maintenance Services:																

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
8112	Electronic and Precision Equipment Repair and Maintenance									P	P		P	P	P	B	
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic, and Welding Shops) Repair and Maintenance												P	P	P	B	
811310	Welding Repair Services and Shops												P	S	P	B	
811411	Home and Garden Equipment Repair and Maintenance									P	P		P	P	P		
811412	Home Appliance Repair and Maintenance									P	P		P	P	P		
81142	Reupholstery and Furniture Repair and Maintenance									P	P		P	P	P		
81143	Shoes and Leather Goods Repair and Maintenance									P	P		P	P	P		
81149	Personal and Household Goods, including jewelry, garments, watches, musical instruments and bicycles Repair and Maintenance									P	P		P	P	P		
	Personal Care Services:																
812111	Barber Shops								S	P	P					B	
812112	Beauty Salons								S	P	P					B	
812113	Nail Salons								S	P	P					B	
812191	Diet and Weight Reducing Centers									P	P					B	
81299	Personal Services not listed above (except astrologers, dating services, escort services, fortune telling, introduction services, numerology services, palm									P	P					B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	reading, psychics, phrenology services, social escort services)																
812199	Other Personal Care Services								P	P	P					B	
	Dry-cleaning and Laundry Services:																
81231	Coin-Operated Laundries and Drycleaners									P	P						
81232	Dry-cleaning and Laundry Drop-Off Station									P	P					B	
81232	Dry-cleaning and Laundry Services (except Coin-Operated)									P	P		P	P	P		
812331	Linen and Uniform Supply									P	P		P	P	P		
812332	Industrial Launderers												S	S	P		
	Health Related Services:																
6216	Home Health Care Services								S	P	P		P	P			
621910	Ambulance Services									S	P		P	P			Chapter 8 Code of Ordinances
621991	Blood and Organ Banks										S		P	P			
	Other Personal Services:																
81221	Funeral Homes without Crematory							P	P	P	P					B	
81291	Pet Care, Grooming, Training, Pet Sitting, and Boarding and Dog Kennels (except Veterinary Services)	S	S							P	P		P			B	§ 319
81291	Non-Profit Animal Rescue Corporation	•	•										•	•		B	§ 319
812921	Photofinishing Laboratories (except One-Hour)									P	P						
812922	Photofinishing, One-Hour									P	P						
81293	Automobile Parking Lots and Garages								S	P	P		P		P		

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
81299	Personal Services not listed above									P	P						
	Rental and Leasing Services:																
531120	Convention Center									•	•					B	§ 325
53211	Passenger Car Rental and Leasing										P		P			B	
53212	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing										P		P			B	
53221	Consumer Electronics and Appliances Rental									P	P					B	
532281	Formal Wear and Costume Rental									P	P					B	
532282	Video Rental								S	P	P					B	
532283	Home Health Equipment Rental								P	P	P		P	P		B	
532284	Recreational Goods Rental									P	P						
532299	All Other Consumer Goods Rental									P	P		P	P			
532310	General Rental Centers									P	P		P	P			
53241	Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing												S		P		
532420	Office Machinery and Equipment Rental and Leasing										P		P		P		
53249	Computers, Medical and Other Commercial and Industrial Machinery and Equipment Rental and Leasing												P		P		
	Business Support Services:																
561410	Document Preparation Services								P	P	P					B	
561421	Telephone Answering Services								P	P	P					B	
561422	Telemarketing Bureaus								P	P	P					B	
56143	Business Service Centers								P	P	P					B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
56143	Business Service Centers								P	P	P					B	
56144	Collection Agencies								P	P	P					B	
56145	Credit Bureaus								P	P	P					B	
561491	Repossession Services									S	P		P		P	B	
561492	Court Reporting and Stenotype Services								P	P	P					B	
561499	All Other Business Support Services								P	P	P					B	
	Other Business Services:																
323111	Photocopying and Duplicating Services (instant printing)									P	P					B	
4922	Couriers and Messengers, Local Delivery								P	P	P		P	P		B	
519110	News Syndicates								P	P	P					B	
518210	Data Processing Services								P	P	P		P	P		B	
53111	Real Estate Rental or Leasing Office (Residential)								P	P	P					B	
54151	Computer Systems Design and Related Services								P	P	P					B	
5418	Advertising, Public Relations and Related Services								P	P	P		P	P	P	B	
54191	Marketing Research and Public Opinion Polling								P	P	P		P	P	P	B	
54192	Photographic Studios and Commercial Photography								P	P	P		P	P	P	B	
54193	Translation and Interpretation Services								P	P	P		P	P		B	
5611	Office Administrative Services								P	P	P		P	P		B	
5612	Office Facilities Support Services								P	P	P		P	P		B	
5613	Employment Placement and Temporary Help Services								P	P	P		P	P		B	
5615	Travel Agencies, Tour Operators, and Convention and Visitors								P	P	P		P	P		B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Bureaus																
56191	Packaging and Labeling Services									P	P		P	P		B	
	Investigation and Security Services:																
561611	Investigation Services								P	P	P					B	
561612	Security Guards and Patrol Services								P	P	P		P	P		B	
561613	Armored Car Services										P		P	P	P	B	
56162	Security Systems Services								P	P	P		P	P	P	B	
561622	Locksmith Shops									P	P		P	P	P	B	
	Services to Buildings and Dwellings:																
56171	Exterminating and Pest Control Services								P	P	P		P	P	P	B	§ 313(d)(f)
56172	Janitorial Services										P		P	P	P	B	
56173	Landscaping Services										P		P	P	P	B	
56174	Carpet and Upholstery Cleaning Services										P		P	P	P	B	
56179	Swimming Pool, Duct, Gutter and Drain Cleaning, and Other Services to Buildings and Dwellings										P		P	P	P	B	
	Construction Services:																
23	Construction Contractors, Builders and Developers, office only							P	P	P	P		P	P	P	S	§ 305
23	Construction Contractors, Builders and Developers, with outdoor storage									S	S		•	•	•	S	§ 305
61	Educational Services: Private Schools & Personal Enrichment																
6114	Business Schools and Computer and Management Training								S	P	P	S	P	P	P	B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
6115	Technical and Trade Schools								S	P	P		P	P	P	B	
61161	Fine Arts Schools (Art, Drama, Music and Dance Studios)								P	P	P		P	P		B	
611620	Sports and Recreation Instruction	S	S							P	P	S	P	P		B	
61163	Language Schools								P	P	P	S		P		B	
611691	Exam Preparation and Tutoring								P	P	P	S		P		B	
611692	Automobile Driving Schools								P	P	P	S		P		B	
6117	Educational Support Services								P	P	P	S		P		B	
6243	Job Training and Vocational Rehabilitation Services	S							P	P	P	S		P		B	
	Arts, Entertainment and Recreation																
519120	Libraries and Archives								P	P	P	S				B	
7111	Performing Arts Theaters: Drama, Dance, Music									P	P	S	S	S		B	
711510	Independent Artists, Writers and Performers Studios, except Taxidermists								P	P	P		P	P		B	
711510	Taxidermists										P		P		P	B	
541430	Commercial Artist's Studios								P	P	P		P	P	P	S	
71211	Museums and Historical Sites	S	S						P	P	P	S	P	P	P	B	
71213	Zoos and Botanical Gardens	S									P	S	P			B	
71219	Nature Parks	S	S	S	S	S		S				S				B	§ 347
512131	Motion Picture Theaters (except Drive-Ins)									P	P	S				S	
512132	Motion Picture Theaters, Drive-In										S		S			S	§ 329
711211	Stadiums, Coliseums, Arenas, Amphitheaters	S	S							S	S		S		S		§ 347
	Spectator Sports:																

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
711212	Racetracks												S		S		§ 347
711219	Other Spectator Sport Facilities											S	S	S	S		§ 347
71311	Amusement and Theme Parks										S	S	S	S	S		§ 347
71312	Amusement Arcades									S	S						
	Amusement and Recreation Uses, Other:																
71391	Golf Courses and Country Clubs	•	•	•	•	•		S	S	S	S	S	S			B	§ 332
71393	Marinas	S	S								S		S				
71394	Fitness and Recreational Sports Centers, Health Clubs							S	S	P	P					B	
71394	Ice- or Roller-Skating Rink									P	P		P	P		B	
71394	Tennis Courts									P	P					B	
71395	Bowling Centers									P	P					B	
713990	Billiard and Pool Halls									P	P					S	
713990	Miniature Golf									P	P					B	
713990	Golf Driving Range									P	P					B	
713990	Riding Stables	•	•													B	§ 302, § 319
713990	Community Recreation Facility (non-profit) including YMCA, Senior Centers, Area-wide Recreation Center	S	S							S	S					B	§ 326 (a)
713990	Neighborhood Recreation Centers, including Private Playgrounds, Tennis courts, Pools or Other Recreation Amenities, with or without Accessory Food and Beverage Sales		•	•	•	•	•									B	§ 308 (a), § 326 (b), § 336(f)
713990	Private Parks, Playgrounds and Other Open Space Amenities, including Squares, Greens and		P	P	P	P	P									B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Pocket Parks																
713990	Amusement and Recreation Uses not listed above	S	S								S		S	S		B	
	Retail Trade																
	Motor Vehicle and Parts Dealers:																
441110	New Car Dealers										P		P			B	§ 320
441120	Used Car Dealers										S		S			B	§ 320
44112	New and Used Auto Brokers - Office Only									P	P		P	P		B	§ 321
441210	Recreational Vehicle Dealers										S		P			S	§ 320
441122	Motorcycle Dealers										P		P			S	§ 320
441222	Boat Dealers										P		P			S	§ 320
4412	Other Motor Vehicle Dealers										S		S				§ 320
441310	Automotive Parts, Accessories No Service Bays									P	P		P			B	§ 317/320
441310	Automotive Parts, Accessories - With Service Bays										P		P			B	§ 317/320
441320	Tire Dealers										S		S				§ 317/320
326212	Used Tire Store (recaps/retreads)										S		S				§ 317/320
	Electronics and Appliance Stores:																
423620	Household Appliance Stores									P	P					B	
443142	Radio, Television, and Other Electronics Stores									P	P					B	
443142	Computer and Software Stores									P	P					B	
443142	Camera and Photographic Supplies Stores									P	P					B	
	Building Material and Supplies Dealers:																
444110	Home Centers									P	P					S	§ 304/305
44412	Paint and Wallpaper Stores									P	P					B	§ 304/305

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
444130	Hardware Stores									P	P					B	§ 304/305
44419	Lumber Yards										S		P		P	S	§ 304/305
44419	Heating and Plumbing Equipment										S		P			S	
44419	Electrical Supply										S		P			S	
44419	Glass Stores										S		P			S	
444190	Other Building Material Dealers										S		P			S	§ 304/305
	Lawn and Garden Equipment and Supplies Stores:																
44421	Outdoor Power Equipment Stores										P		P			S	§ 304/305
44422	Nursery and Garden Centers									S	P		P	P		B	§ 304/305
	Food and Beverage Stores:																
44511	Supermarkets and Other Grocery (except Convenience) Stores									P	P					B	
44512	Convenience Food Stores without fuel pumps									S	S					B	
455211	Warehouse clubs, superstores, or supercenters									S	S					B	
455219	Small Box Discount Stores (Dollar-type stores)									S	S					B	
4452	Specialty Food Stores, including Meat, Fish, Fruit and Vegetable Markets, Candy Stores									P	P					B	
4453	Beer and Wine Sales									P	P					B	Article III Code of Ordinances
311811	Retail Bakeries and Pastry Shops									P	P					B	
	Health and Personal Care Stores:																
44611	Pharmacies and Drug Stores									P	P					B	
44612	Cosmetics, Beauty Supplies, and Perfume Stores									P	P					B	
44613	Optical Goods Stores									P	P					B	
446191	Food (Health) Supplement Stores									P	P					B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Gasoline Stations:																
4471	Gasoline Stations, Full Service									S	S		S	S		B	§ 331
44711	Gasoline Stations with Convenience Stores, no repairs										S		S	S		B	§ 331
44719	Truck Stops and Other Gasoline Stations												S		S		§ 331
	Clothing and Clothing Accessories Stores:																
4481	Clothing Stores									P	P					B	
4482	Shoe Stores									P	P					B	
44831	Jewelry Stores									P	P					B	
44832	Luggage and Leather Goods Stores									P	P					B	
	Sporting Goods, Hobby, Book, and Music Stores:																
45111	Sporting Goods Stores and Bicycle Shops									P	P					B	
45112	Hobby, Toy, and Game Stores									P	P					B	
45113	Sewing, Needlework, and Piece Goods Stores									P	P					B	
45114	Musical Instrument and Supplies Stores									P	P					B	
451211	Book Stores									P	P						
451212	News Dealers and Newsstands									P	P					B	
453142	Prerecorded Tape, Compact Disc, and Record Stores									P	P					B	
452	General Merchandise and Department Stores									P	P					B	
	Miscellaneous Retailers:																

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
442	Furniture and Home Furnishings Stores									P	P						
4531	Florists								P	P	P					B	
45321	Office Supplies and Stationery Stores								P	P	P					B	
45322	Gift, Novelty, and Souvenir Stores								P	P	P					B	
4533	Used Merchandise Stores									P	P		P	P		S	
45331	Used Merchandise Stores Including Antique Shops									P	P		P	P		S	
45391	Pet and Pet Supplies Stores									P	P					B	
45392	Art Dealers								P	P	P					B	
45393	Manufactured (Mobile) Home Dealers										S		S	S			
453991	Tobacco Stores								P	P	P						
453998	Accessory Utility Structures, Prefabricated Sheds and Gazebo Dealers										P		P	P			
453998	Farm Equipment and Implements										P		P				
453998	Auction House										S		P		P		
	Temporary Events and Other Direct Selling Establishments																
454390	Roadside Produce Stand	P	P	P						P	P						§ 348
454390	Revival Tent	P	P	P						P	P		P				§ 348
454390	Seasonal Business Use	P	P	P						P	P		P				§ 348
454390	Special Indoor/Outdoor Event	P	P	P						P	P		P				§ 348
454390	Agricultural Related Activities	P	P														§ 348
454390	All Other Temporary Events	P	P	P	P	P	P	P	P	P	P		P				§ 348
454390	Swap Meets, Flea Markets, Craft Shows and Farmers' Markets	P	P							P	P		P				§ 348 and Chapter 12 Code of Ordinances

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Food Services and Drinking Places																
722511	Restaurants, Full-Service, Family Restaurants								P	P	P					B	
722511	Restaurants, Full-Service, Quality Restaurants								P	P	P					B	
722513	Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows.										P					B	
722513	Restaurants, Limited-Service, including Cafeterias, Fast Food and Take-Out, without drive-through windows.									P	P					B	
722515	Restaurants, Specialty (e.g., ice cream, frozen yogurt, candy, cookies) with or without drive through								P	P	P					B	
445210	Delicatessens, Baked Ham Stores, Butcher shops, Meat Markets, Poultry Dealers									P	P					B	
722310	Caterers and Other Food Contractor Services									P	P		P	P		B	
7224	Bars, Taverns and Other Drinking Places, Tap Rooms, Lounges (Alcoholic Beverages)									P	P						Chapter 3 Code of Ordinances
	Manufacturing, Wholesaling and Warehousing																§ 313(d)(1)
311	Food Manufacturing, except Animal Slaughtering and Retail Bakeries												P	P	P		
3116	Food Manufacturing: Animal Slaughtering and Processing														P		
312	Beverage and Tobacco Product Manufacturing												P	P	P		

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
313	Textile Mills														P		
314	Textile Product Mills												P	P	P		
315	Apparel Manufacturing, except Dressmakers and Tailors												P	P	P		
31521	Dressmakers and Tailors								P	P	P		P	P			
316	Leather and Allied Product Manufacturing, Except Leather and Hide Tanning and Finishing														P		
3161	Leather and Hide Tanning and Finishing																§ 356
321	Wood Product Manufacturing, except Sawmills and Wood Preservation												P	P	P		
3211	Sawmills and Wood Preservation																§ 356
322	Paper Manufacturing, except Finished Stationery Products																§ 356
32223	Paper Manufacturing: Finished Stationery Product Manufacturing												P	P	P		
323	Printing and Related Support Activities, except Photocopying and Duplicating Services (instant printing)									P	P		P	P	P		
32411	Petroleum Refining																§ 356
32412	Petroleum and Coal Products: Asphalt Paving, Roofing, and Saturated Materials Manufacturing														S		§ 315
325	Chemical Manufacturing, except Pharmaceutical and Medicine Manufacturing, and Explosives																§ 356
3254	Chemical Manufacturing: Pharmaceutical and Medicine												P	P	P		
325920	Chemical Manufacturing: Explosives																§ 356
3261	Plastics Product Manufacturing												P	P	P		

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
3262	Rubber Product Manufacturing, except Tire Manufacturing												P	P	P		
32621	Rubber Products: Tire Manufacturing														P		
	Concrete, Clay, Stone, Glass and other Nonmetallic Mineral Product Manufacturing:																
3271	Brick and Other Clay Product Manufacturing														P		
3272	Glass and Glass Product Manufacturing														P		
32732	Cement Manufacturing: Ready-Mix Concrete														S		§ 315
32733	Cement Manufacturing: Concrete Pipe, Brick, and Block														P		
327331	Cement Manufacturing: Concrete Block and Brick														P		
327332	Cement Manufacturing: Concrete Pipe														P		
32739	Cement Manufacturing: Other Concrete Products														P		
3274	Lime and Gypsum Product Manufacturing														P		
3279	Other Nonmetallic Mineral Product Manufacturing														P		
331	Primary Metal Manufacturing														P		
	Fabricated Metal Products Manufacturing:																§ 313(d)(1)
3321	Forging and Stamping														P		
3322	Cutlery and Hand-tool Manufacturing												P	P	P		
3323	Architectural and Structural												P	P	P		

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Metals Manufacturing																
3324	Boiler, Tank, and Shipping Container Manufacturing														P		
3325	Hardware Manufacturing												P	P	P		
3326	Spring and Wire Product Manufacturing												P	P	P		
3327	Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing												P	P	P		
3328	Coating, Engraving, Heat Treating, and Allied Activities														P		
3329	Other Fabricated Metal Product Manufacturing, except Munitions												S	S	P		
333	Machinery Manufacturing														P		
	Computer and Electronic Product Manufacturing:																§ 313(d)(1)
3341	Computer and Peripheral Equipment Manufacturing												P	P	P		
3342	Communications Equipment Manufacturing												P	P	P		
3343	Audio and Video Equipment Manufacturing												P	P	P		
3344	Semiconductor and Other Electronic Component Manufacturing												P	P	P		
3345	Navigational, Measuring, Electromedical, and Control Instruments Manufacturing												P	P	P		
3346	Reproducing Software, Compact Disks and Other Magnetic and Optical Media												P	P	P		
335	Electrical Equipment, Appliance, and Component Manufacturing												P	P	P		
336	Motor Vehicle and Other												P	P	P		

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Transportation Equipment Manufacturing																
337	Furniture and Related Product Manufacturing												P	P	P		
	Miscellaneous Manufacturing:																§ 313(d)(1)
33911	Medical Equipment and Supplies Manufacturing												P	P	P	B	
339116	Dental Laboratories								S		S		P	P	P	B	
33991	Jewelry and Silverware Manufacturing										P		P	P	P	B	
33992	Sporting and Athletic Goods Manufacturing												P	P	P		
33993	Doll, Toy, and Game Manufacturing										P		P	P	P		
33994	Office Supplies (except Paper) Manufacturing												P	P	P		
33995	Sign Manufacturing								P	P	P		P	P	P	B	
339991	Gasket, Packing, and Sealing Device Manufacturing												P	P	P		
339992	Musical Instrument Manufacturing										P		P	P	P	B	
339993	Fastener, Button, Needle, and Pin Manufacturing												P	P	P		
339994	Broom, Brush, and Mop Manufacturing												P	P	P		
339995	Burial Casket Manufacturing												P	P	P		
339999	All Other Miscellaneous Manufacturing										P		P	P	P	B	
	Wholesale Trade:																
42	Wholesale Trade with Customer Showrooms, except Livestock Sale Pavilions												P	P	P		
42	Wholesale Trade, no Showrooms												P	P	P		

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	or Outdoor Storage																
42	Wholesale Trade with Outside Storage, except Junkyards and Scrap Yards (see under Waste Management)												S		P		
4542	Vending Machine Operators												P	P	P		
	Fuel Dealers:																
454310	Heating Oil Dealers												P		P		
454310	Liquefied Petroleum Gas (Bottled Gas) Dealers												P		P		
454310	Other Fuel Dealers												P		P		§ 331
	Warehousing and Storage:																
4931	Warehousing and Storage, except Petroleum Storage												P	P	P		§ 4.19 & 4.20
493190	Petroleum or Bulk Storage														S		§ 341; § 4.19 & 4.20
531130	Mini-warehouses and Self-Storage Units										S		S	S	S	B	§ 338
5121	Motion Picture and Video Industries																
51211	Motion Picture and Video Production										P		P	P	P	B	
51212	Motion Picture and Video Distribution										P		P	P	P	B	
51219	Postproduction Services and Other Motion Picture and Video Industries										P		P	P	P	B	
	Sound Recording Industries:																
512250	Record Production										P		P	P		B	
512250	Integrated Record Production/Distribution										P		P	P		B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
512250	Sound Recording Studios										P		P	P		B	
512290	Other Sound Recording Industries										P		P	P		B	
	Waste Management and Remediation Services:																
423140	Junkyards														S		§ 346
421930	Scrap Yards														S		§ 346
562111	Solid Waste or Recycling Transfer Station										S		S		S		§ 351
562111	Solid Waste Collection Company Office												P	P	P		§ 4.19 & 4.20
562112	Hazardous Waste Collection Company Office											S	P	P	P		§ 4.19 & 4.20
562211	Hazardous Waste Treatment and Disposal											S			S		§ 351
562212	Solid Waste Landfill (Subtitle D)											S			S		§ 351;
562212	Solid Waste Landfill (Inert)	S	S	S	S	S	S	S	S	S	S	S	S	S	S		§ 351
562213	Solid Waste Combustors and Incinerators											S			S		§ 351
562219	Composting Facility	S										S	S		S		§ 351
5629	Other Remediation Services including Asbestos Abatement and Lead Paint Removal														S		§ 351
56292	Recycling and Materials Recovery Facilities											S			S		§ 351
56292	Recycling Center—Collecting	S										S	•	•	•		§ 351
56292	Recycling Center—Reprocessing	S										S	S	S	S		§ 351
562991	Septic Tank Cleaning and Portable Toilet Services										S		S		P		§ 4.19 & 4.20
21231	Mining: Stone Mining and Quarrying														S		§ 342
326212	Tire Retreading & Recapping														P		

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Transportation, Communications and Utilities																
481	Airport and Other Air Transportation	S											S		S		§§ 352-355
481219	Helicopter Landing Pad	S											S		S		§ 333
	Rail Transportation:																
4821	Rail Transportation Company Office												P	P	P		§ 4.19 & 4.20
488210	Support Activities for Rail Transportation Rail Yards, Rail and Train Service and Repair												S		S		
	Truck Transportation:																
48411	General Freight Trucking, Local												P		P		§ 4.19 & 4.20
48412	General Freight Trucking, Long-Distance												P		P		§ 4.19 & 4.20
48421	Used Household and Office Goods Moving												P		P		§ 4.19 & 4.20
48422	Specialized Freight (except Used Goods) Trucking, Local												P		P		§ 4.19 & 4.20
48423	Specialized Freight (except Used Goods) Trucking, Long-Distance												P		P		§ 4.19 & 4.20
	Transit and Ground Passenger Transportation:																
485111	Mixed Mode Transit Systems										P		P		P		
485112	Commuter Rail Systems									P	P		P		P		
485113	Bus and Other Motor Vehicle Transit Systems									P	P		P		P		
485119	Other Urban Transit Systems									P	P						
4852	Interurban and Rural Bus Transportation and Bus Stations								P	P	P	P	P		P		
4853	Taxi and Limousine Service										S		S				

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
4854	School and Employee Bus Transportation												P		P		
4855	Charter Bus Industry												P		P		
485991	Special Needs Transportation									P	P		P	P	P		
485999	All Other Transit and Ground Passenger Transportation										P		P	P	P		
486	Pipeline Transportation Company														P		
487	Scenic and Sightseeing Transportation										S		P				
	Support Activities for Transportation:																
48841	Motor Vehicle Towing Including Automobile Storage Yards with Wrecker Services														S		§ 316
48841	Motor Vehicle Towing Office with NO storage of towed vehicles												P		P		§ 316 § 4.19 & 4.20
4885	Freight Transportation Arrangement												P	P	P		§ 4.19 & 4.20
488991	Packing and Crating										S		P	P	P		§ 4.19 & 4.20
488999	Emissions Inspection									P	P		P	P	P	B	§ 4.19 & 4.20
447190 488490	Truck Parking as a principal use without fuel												S	S	S	B	§ 331(e)
	Broadcasting and Telecommunications:																
5151	Radio and Television Broadcasting Stations (except internet)									S	P		P	P		B	§ 4.19 & 4.20
5152	Cable Networks and Program Distribution									S	P		P	P		B	§ 4.19 & 4.20
238	Telephone and Other Wired Telecommunications Carriers										S		P	P	P	B	§ 4.19 & 4.20
517	Cellular and Other Wireless Telecommunications Carriers (except Satellite)										S		P	P	P		§ 4.19 & 4.20
517	Telecommunications Resellers										S		P	P	P		§ 4.19 & 4.20

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
517/515	Satellite Telecommunications										S		P	P	P		§ 4.19 & 4.20
518	Data Processing, Hosting and Related Services								P	S	P		P	P	P	B	§ 4.19 & 4.20
519	Other Information Services: Internet Publishing, Broadcasting and web search portals								P	P	P		P	P	P	B	§ 4.19 & 4.20
	Radio, Television and Telecommunications Antennae and Towers:																
517	Ham Radio Tower less than 70 feet	P	P	P	P	P	P	P	P	P	P		P	P	P	B	§ 343
517	Micro Telecommunication Facilities	S	S	S			S		S	S	S	S	S	S	S	S	§ 343
517	Macro Telecommunication Facilities	S	S	S			S		S	S	S	S	S	S	S	S	§ 343
517	Alternative Tower Structure	S	S	S	S	S	S		S	S	S		S	S	S	S	§ 343
517	Monopole Tower 150 feet or less								S	S	S	S	•	•	•	S	§ 343
517	Guyed or Lattice Tower 150 feet or less											•	•	•	•	S	§ 343
517	Monopole, Guyed or Lattice Tower higher than 150 feet									S	S	S	S	S	S	S	§ 343
517	Co-Location on an Existing Tower	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	§ 343
	Utilities:																
22111	Electric Power Generation											S	S	S	S	S	
22111	Battery Energy Storage Systems											S	S	S	S	S	
22112	Electric Power Transmission, Control, and Distribution											S	S	S	S	S	§ 350
2212	Natural Gas Distribution											S	S	S	S	S	§ 350
22131	Water Supply and Irrigation Systems											S	S	S	S	S	
22132	Sewage Treatment Facilities											S	S	S	S	S	§ 351 (h)

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Public and Institutional Uses:																
8131	Religious Organizations including Churches	S	S	S				P	P	P	P	S				B	§ 324
8132	Charitable Organization Offices							P	P	P	P	S				B	
8133	Social Advocacy Organizations								P	P	P	S	P	P		B	
8134	Civic and Social Organizations, with Private Bar or Restaurant								P	P	P	S				B	§ 324
8134	Civic and Social Organizations, without Private Bar or Restaurant	S	S	S					P	P	P	S				B	§ 324
8139	Business, Professional, Labor, Political, and Similar Organizations								P	P	P	S	P	P	P	B	
9221	Government - Justice, Public Order, and Safety Activities								P	P	P	P				B	
926120	Government – Motor vehicle licensing offices								P	P	P	P	P	P		B	
926	Government – General Offices											P				B	
62	Hospitals:																
6214	Outpatient Medical Care Centers								P	P	P	S	P	P		B	
6221	General Medical and Surgical Hospitals								S	P	P	S				B	
6222	Psychiatric and Substance Abuse Hospitals								S	P	P	S				B	
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals								S	P	P	S				B	
6231	Nursing Care Facilities (Skilled Nursing Facilities)								S	P	P	S				B	
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities								S	P	P	S				B	
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly					P		P	S	P	P	S				B	

NAICS Code	PRINCIPAL USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
6241	Social Services Assistance, including Individual and Family Services								S	P	P	S				B	
6242	Community Food and Housing, and Emergency and Other Relief Services									•	•	S				B	§ 327
81222	Cemeteries	S	S	S	S				S	S	S	S				B	§ 323
81222	Crematories														S		
61	Educational Services																
6111	Private Schools: Elementary and Secondary	S	S	S	S				•	•	•	P				B	§ 345
6112	Private Schools: Junior Colleges	S	S	S	S				S	S	S	P				B	§ 345
6113	Private: Colleges, Universities and Professional Schools	S	S	S	S				S	S	S	P				B	§ 345

Table 2.3: List of Accessory Uses Allowed by Zoning District

An <i>Accessory Use</i> is a building or use customarily incidental and subordinate to the principal use located on the property.	P	Use is Allowed by Right in the District Indicated
	•	Use is Allowed with Restrictions (see Section indicated)
	S	Use Requires Special Use Approval
	B	Use is Permitted only if allowed by base district
		Use is not Allowed

NAICS Code	ACCESSORY USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI	O-HC	See Also:
	Accessory Uses Customary to a Principal Use	•	•	•	•	•	•	•	•	•	•	•	•	•	•	B	§ 313(a) § 413
	Accessory Uses Customary to a Dwelling	•	•	•	•	•	•									B	§ 313 (b)
	Accessory Uses Customary to a Church or Other Place of Worship	S	S	S				•	•	•	•					B	§ 313 (c)
	Accessory Uses Customary to Office, Commercial and Industrial Uses								•	•	•		•	•	•	B	§ 313 (d)
	Accessory Retail Uses (in an Office, Hotel or Multi-Family bldg.)								•	P	P					B	§ 313 (e)
	Accessory Dwelling Unit	•/S	•/S	•/S	•/S			•								B	§ 313 (f)
	Agricultural Produce Stand	•	•							S	S						§ 313 (g)
	Climate Controlled Storage									S	S						
6244	Family Day Care Home (up to 6 in care)	•	•	•												B	§ 328
6244	Group Day Care Facility Adult or Child (7 up to 18 in care)							•	•	•	•					B	§ 328
6244	Day Care Center, Adult or Child (more than 18 in care)							•	•	•	•					B	§ 328
	Golf Driving Range (Internal to Golf Course)	S	S	S	S	S	S	S	S	S	S						§ 332
481219	Helicopter Landing Pad							•	•	•	•	S	•	•			§ 333
	Home Occupation - Home Office	•	•	•	•	•	•	S								B	§ 334
	Home Occupation - Home Business	•/S	•/S	•/S	•/S	•/S	•/S	•/S								B	§ 334
	Home Occupation - Cottage Industry/Maker Business	S	S	S	S	S	S	S								B	§ 334

NAICS Code	ACCESSORY USES	AG	R-A	R-LD	R-MD	R-HD	R-MH	PRD	OI	C-G	C-H	PSP	LI	LI-R	HI		See Also:
	Night Watchman Residence									•	•		•	•	•	B	§ 339
	Outdoor Display Area									•	•					S	§ 304
	Outdoor Storage Area									S	S		S	S	S	S	§ 305
	Company Fleet Vehicle On-Premise Parking (Except Heavy Trucks)								•	•	•	•	•	•	•	B	§ 313(d) § 331(e)
	Company Fleet Heavy Truck On-Premise Parking										S		•	•	•	B	§ 313(d) § 331(e)
	Neighborhood Recreation Centers, including Private Playgrounds, Tennis, Pools or Other Recreation Amenities, with or without Accessory Food and Beverage Sales	•	•	•	•	•	•	•				•				B	§ 308 (a), § 326 (b), § 336 (f)
	Private Parks, Playgrounds and Other Open Space Amenities, including Squares, Greens and Pocket Parks	P	P	P	P	P	P	P				•				B	
721214	Recreational Camps and Campgrounds	•									•		•			B	§ 318
454390	Temporary Events - Yard Sale	•	•	•	•	•	•	•								B	§ 348
81222	Mausoleums and Crematories within a Cemetery	•	•	•	•			•	•	•	•	•					§ 323
6242	Community Food and Housing Shelter								•	•	•	•	•	•			§ 327
	Emergency Shelter	•	•	•	•	•	•	•	•	•	•	•	•	•	•		§ 330
	Horse and Riding Stables, Private	•	•	•	•			•									§ 335
	Temporary Office for a Development Project	•	•	•	•	•	•	•	•	•	•		•	•	•		§ 349

