

# Tab 2

**AN ORDINANCE TO AMEND THE GROWTH MANAGEMENT ORDINANCE OF  
THE TOWN OF ORIENTAL  
ORDINANCE 2017-251**

THAT WHEREAS, the Planning Board of the Town of Oriental recommends that certain amendments be made to the Growth Management Ordinance of the Town of Oriental; and

WHEREAS, the Board of Commissioners of the Town of Oriental deems it advisable and in the public interest to effect said revisions to the Growth Management Ordinance of the Town of Oriental.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ORIENTAL:

SECTION 1. That Article IV, Section 60. Permissible Uses By District, Subsection 60.1 Permissible Uses and Specific Exceptions and Section 60.2 be amended as follows:

60.1 All legitimate uses of land are intended to be permissible within at least one development district in the Town's planning jurisdiction with noted exceptions for Heavy Industrial Uses. Because the list of permissible uses set forth in Section 66 (Table of Permissible Uses) cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to those listed, as interpreted by the Land Use Administrator or the Planning Board.

60.2.4 All Heavy Industrial Uses are prohibited.

SECTION 2. That Section 66. "Table of Permissible Use" of Article IV. "Permissible Uses by District" of the Growth Management Ordinance of the Town of Oriental be and the same is hereby amended by removing and replacing the table with the following:

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		DISTRICT				
Use Description		R1	R2	R3	MU	MU-1
<i>E = Exempt (no permit needed) L = Land Use Permit Required</i> <i>S = Special Use Permit Required X = Prohibited Use See also DEFINITIONS, Section 251</i>						
<b>1.000 RESIDENTIAL</b>						
<b>1.100 Single-Family Residences</b>						
<b>1.110 Single-family, one dwelling unit per lot</b>						
1.111 Site built		L	L	L	L	L
1.112 Class A MFD. homes		X	L	L	L	L
1.113 MFD homes other than Class A		X	X	X	X	X
<b>1.120 Single-family detached, more than one dwelling unit per lot</b>						
1.121 Site built and class A MFD homes		X	L	L	L	L
1.122 MFD homes other than Class A		X	X	X	X	X
<b>1.130 Attached Multi-Unit Residences</b>						
1.131 Apartment(s) accessory to a commercial use		X	X	X	S	S
<b>1.200 Miscellaneous Rooms For Rent Situations</b>						
1.210 Rooming houses, boarding houses		X	X	X	L	L
1.220 Bed and breakfast establishments		X	S	S	L	L
1.230 Tourist homes and other temporary residences renting for less than (1) one month		X	S	S	L	L
1.240 Hotels, motels, and similar businesses or institutions providing overnight accommodations		X	X	X	S	S
1.250 Fraternities, sororities, dormitories and similar housing		X	X	X	S	S
<b>1.300 Temporary Residences</b>						
1.310 Temporary emergency, construction and repair residences		L	L	L	L	L
1.320 Homeless Shelters		X	X	X	S	S
<b>1.400 Planned Unit Development</b>						
1.500 Planned Residential Developments		S	S	S	S	S
<b>2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT</b>						
<b>2.100 No Storage or Display of Goods Outside Fully Enclosed Building</b>						
<b>2.110 High volume traffic generation</b>						
2.111 Convenience stores		X	X	X	S	S
2.112 Shopping center		X	X	X	S	S
2.113 All other		X	X	X	S	S
2.120 No/Low-volume traffic generation		X	X	X	L	S
2.130 Wholesale sales		X	X	X	L	S
<b>2.200 Storage and Display of Goods Within and/or Outside Fully Enclosed Building</b>						
2.210 High-volume traffic generation		X	X	X	S	S

2.220	No/Low-volume traffic generation	X	X	X	L	S
2.230	Wholesale sales	X	X	X	L	S
2.240	Manufactured homes sales	X	X	X	L	S
<b>3.000</b>	<b>OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE</b>					
<b>3.100</b>	<b>All Operations Conducted Entirely Within Fully Enclosed Building</b>					
3.110	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys and other professionals, insurance and stock brokers, travel agents, government office buildings, etc.	X	X	X	L	L
3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	X	X	X	L	L
3.130	Offices or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area	X	X	X	L	L
3.140	Banks and other offices and services with drive-in windows	X	X	X	L	L
3.150	Home Office, with no customer/client traffic and all employees reside on the premises. (Dec 2015)	E	E	E	E	E
<b>3.200</b>	<b>Operations Conducted Within and/or Outside Fully Enclosed Building</b>					
3.210	Operations designed to attract and serve customers or clients on the premises	X	X	X	L	L
3.220	Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use	X	X	X	L	L
<b>4.000</b>	<b>INDUSTRIAL</b>					
<b>4.100</b>	<b>LIGHT INDUSTRIAL (See definition, Section 251)</b>	X	X	X	L	S
<b>4.200</b>	<b>MEDIUM INDUSTRIAL (See definition, Section 251)</b>	X	X	X	S	X
<b>4.300</b>	<b>HEAVY INDUSTRIAL (See definition, Section 251)</b>	X	X	X	X	X
<b>5.000</b>	<b>EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, AND FRATERNAL USES</b>					
<b>5.100</b>	<b>Schools</b>					
5.110	Elementary and secondary (including associated grounds and athletic and other facilities)	S	S	S	L	S
5.120	Trade or vocational schools	X	X	X	L	S

5.200	Institutions (including associated residential structures for religious personnel, and associated buildings including school buildings)	S	S	S	L	S
5.300	Libraries, Museums, Art Galleries, Art Centers and Similar Uses (including associated educational and instructional activities)	S	S	S	L	L
5.400	Fraternal Clubs and Lodges and Similar Uses	X	S	S	L	L
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT					
6.100	Activity Conducted Entirely Within Building or Substantial Structure					
6.110	Bowling alleys, skating rinks, indoor tennis and squash courts, indoor athletic and exercise facilities and similar uses	X	X	X	S	X
6.120	Theater, Music, & Performing Arts Venues	X	X	X	S	X
6.130	Coliseums, stadiums and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people	X	X	X	S	X
6.140	Game rooms, bingo, billiards, pool halls, dance hall	X	X	X	S	S
6.150	Internet Sweepstakes and Electronic Gaming Operations	X	X	X	S	X
6.160	Adult Bookstore, Adult Entertainment or Tattoo Parlors	X	X	X	S	X
6.200	Activity Conducted Primarily Outside Enclosed Buildings or Structures					
6.210	Privately-owned outdoor recreational facilities such as golf and country clubs, etc. (but not including campgrounds), not constructed pursuant to a permit authorizing the construction of some residential development	S	S	S	S	S
6.220	Publicly-owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, campgrounds, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	S	S	S	S	S
6.230	Golf driving ranges not accessory to golf courses, Par 3 golf courses, miniature golf courses	S	S	S	S	X
6.240	Horseback riding stables (not constructed pursuant to a permit authorizing residential	X	X	X	S	S

development)						
6.250	Automobile and motorcycle racing tracks, skateboard parks, water slides, and similar uses	X	X	X	S	X
6.260	Drive-in movie theatres	X	X	X	S	X
6.270	Campgrounds, Travel Trailer/Recreational Vehicle (RV) Camps/Parks	X	X	X	S	S
6.280	Pleasure Craft Only Marinas	S	S	S	S	S
<b>7.000</b>	<b>INSTITUTIONAL RESIDENCES, CARE, AND CONFINEMENT FACILITIES</b>					
7.100	Hospitals, Clinics, Other Medical (including mental health) Treatment Facilities in Excess of 10,000 Square Feet of Floor Area	X	X	X	S	S
7.200	Skilled Nursing Care Institutions, Intermediate Care Institutions, for the Disabled, Developmentally Delayed Handicapped, Aged or Infirm Institutions, and Child Care Institutions	X	X	X	S	S
7.250	Residential: Nursing Care Institutions, Intermediate Care Institutions, Handicapped, Aged or Infirm Institutions, Child Care Institutions	X	X	S	S	S
7.300	Rest Homes and Residential Institutions (other than halfway houses) Where Mentally Ill Persons Are Confined	X	X	X	S	S
7.500	Penal & Correctional Facilities, Halfway Houses	X	X	X	X	X
<b>8.000</b>	<b>RESTAURANTS, BARS, NIGHT CLUBS</b>					
<b>8.100</b>	<b>Restaurants</b>					
8.110	Eat-in, carry out or delivery service; no drive-in service	X	X	X	L	L
8.120	Drive-in service	X	X	X	S	S
8.200	Bars, Night Clubs	X	X	X	S	S
<b>9.000</b>	<b>MOTOR VEHICLE AND BOAT-RELATED SALES AND SERVICE OPERATIONS</b>					
9.110	Motor Vehicle and Farm Equipment	X	X	X	L	X
9.120	Automobile Service Stations	X	X	X	L	X
9.130	Gas Sales Operations	X	X	X	L	X
9.140	Automobile Repair Shop or Body Shop	X	X	X	L	X
9.150	Car Wash (see Section 131)	X	X	X	S	X
<b>9.200</b>	<b>Boat-Related (See also 4.000 and 6.280)</b>					
9.210	Boat Sales or Rental	S	S	S	L	L
9.220	Boat Service	X	X	X	L	L
9.221	Commercial Boat/Ship Yard (See 4.200)	X	X	X	S	X
9.222	Industrial Boat/Ship Yard (See 4.300)	X	X	X	X	X

9.223 Commercial Fishing Boat Yard (See 4.300)	X	X	X	S	X
9.224 Boat Fuel Services	X	X	X	L	S
9.225 Boat Wash	X	X	X	S	X
<b>10.000 STORAGE AND PARKING</b>					
<b>10.100</b> Automobile Parking Garages or Parking Lots Not Located on a Lot on Which There is Another Principal Use to Which the Parking is Related	X	X	X	L	L
<b>10.200 Storage of Goods Not Related to Sale or Use of Those Goods on the Same Lot Where They Are Stored</b>					
10.210 All storage within completely enclosed structures	X	X	X	L	X
10.220 Storage outside completely enclosed structures	X	X	X	L	X
10.230 Self-service storage facility	X	X	X	L	X
10.240 Storage of Vehicles, boats and other items	X	X	X	S	X
<b>11.000 SCRAP MATERIALS, SALVAGE YARDS, JUNKYARDS, AUTOMOBILE GRAVEYARDS</b>	X	X	X	S	X
<b>12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS</b>					
12.100 Veterinarian, Animal Clinic, No Outside Kennel	X	X	X	L	L
12.200 Veterinarian, Animal Clinic, Outside Kennel	X	X	X	S	S
12.300 Pet Cemetery	X	X	X	L	X
<b>13.000 EMERGENCY SERVICES</b>					
13.100 Police Stations	S	S	S	L	L
13.200 Fire Stations	S	S	S	L	L
13.300 Rescue Squad, Ambulance Service	X	X	X	L	L
13.400 Emergency Management Operation	L	L	L	L	L
<b>14.000 AGRICULTURE, FORESTRY, MINING, QUARRYING OPERATIONS</b>					
<b>14.100 Agricultural Operations, Farming</b>					
14.110 Excluding livestock	L	L	L	L	X
14.200 Mining or Quarrying Operations, Including On-site Sales Of Products	X	X	X	S	X
14.300 Reclamation Landfill	X	X	X	S	X
14.400 Agricultural Product Warehousing	X	X	X	L	X
<b>15.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES AND RELATED USES</b>					
15.100 Main Post Office	X	X	X	L	X
15.110 Post office substation	X	X	X	L	L
15.210 Publicly-owned or operated airports	X	X	X	L	X

15.220 Privately-owned airport	S	S	S	L	X
15.300 Sanitary Landfill	X	X	X	S	X
15.310 County-owned or operated	X	X	X	S	X
15.320 Other	X	X	X	S	X
15.400 Military Reserve, National Guard Centers	X	X	X	L	X
15.500 Recycling Materials Collection Operations	X	X	X	L	X
<b>16.000 DRY CLEANER, LAUNDROMAT</b>	X	X	X	L	S
<b>17.000 UTILITY FACILITIES</b>					
17.100 Neighborhood	S	S	S	S	S
17.200 Community or Regional	S	S	S	S	S
17.300 County-owned or Operated	S	S	S	S	S
17.400 Electric Substations	S	S	S	S	S
<b>18.000 TOWERS AND RELATED STRUCTURES</b>					
18.100 Towers and Antennas 75 Feet Tall or Less	L	L	L	L	L
18.200 Towers and Antennas More Than 75 Feet Tall	S	S	S	S	S
<b>19.000 OPEN AIR MARKETS</b>					
19.100 Farm, Craft, Produce Markets	X	X	X	L	L
19.200 Flea Markets	X	X	X	L	X
<b>20.000 FUNERAL HOME</b>	X	X	X	L	X
<b>21.000 CEMETERY AND CREMATORIUM</b>					
21.100 Cemetery Not On Same Property As Church	S	S	S	S	X
21.200 Cemetery On Same Property As Church	X	L	L	L	X
21.300 Crematorium	X	X	X	S	X
<b>22.000 NURSERY SCHOOLS; DAYCARE CENTERS (Child/Adult)</b>	S	S	S	L	S
<b>23.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE (See Section 133)</b>	L	L	L	L	L
<b>24.000 BUS STATION; TRAIN STATION; TAXI OPERATION</b>					
24.100 Bus Station, Train Station	X	X	X	L	L
24.200 Taxi Operation	X	X	X	L	L
<b>25.000 COMMERCIAL GREENHOUSE OR NURSERY</b>					
25.100 No On-Premises Sales	X	X	X	L	L
25.200 Sales of Products Grown on Premises	X	X	X	L	L
25.300 On-Premises Sales, Including Related Accessory Products	X	X	X	L	L
<b>26.000 COMBINATION USES (See Section 63)</b>	LS	LS	LS	LS	LS
<b>27.000 PLANNED UNIT DEVELOPMENT</b>	S	S	S	S	S

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SECTION 3. That Section 251. "Definitions of Basic Terms" of Article XVI. "Word Interpretations and Basic Definitions" of the Growth Management Ordinance of the Town of Oriental be and the same is hereby amended by adding the following definitions, and renumbering Section 251 accordingly:

**"Commercial Boat/Ship Yards.** This Medium Industry use comprises establishments engaged in operating docking facilities for marine craft, with one or more of the following related activities: (i) commercial use or sale of marine fuel, (ii) maintenance and repair services, boat and ship painting, scaling (above or below the water line) which must all be contained in an enclosed, fixed roof facility. Operations may not emit sound levels that violate the Code of Ordinances of the Town of Oriental. Such activities may also have a commercial travel lift for the purpose of removing and replacing marine craft from the water.

**Commercial Fishing Boat Yards.** This Medium Industry Use comprises establishments engaged in operating commercial fishing craft with docking facilities for commercial fishing craft, that may include one or more of the following related activities: commercial proprietary use of marine fuel; commercial proprietary use of marine supplies; loading of fishing equipment, fishing implements, fishing boat crew and docking personnel; onsite proprietary repair of fishing boats; the offloading and processing of catch. Such operations may not include boat or ship painting or scaling (above or below the water line). Operations may not emit sound levels that violate the Code of Ordinances of the Town of Oriental.

**Commercial Travel Lift.** Mobile equipment designed for the limited purpose of removing and replacing marine craft from the water. Travel Lifts may not exceed an operating height of thirty (30) feet or lift capacity of thirty-five (35) tons.

**Industrial Boat/Ship Yards.** This Heavy Industry Use comprises establishments engaged in operating, building, and/or repairing commercial marine craft, providing docking facilities for commercial or pleasure craft longer than 49 feet, that may include one or more of the following related activities: commercial proprietary use of marine fuel; commercial proprietary use of marine supplies; fabrication equipment capable of building a ship, boat or barge, all of which are defined as watercraft typically suitable or intended for commercial use or uses other than personal or recreational use.

**Industry, Heavy.** Heavy Industry Uses include industrial uses that, due to their appearance, risk of noise, odor, risk of toxic emissions, or fire and explosion hazards, are incompatible with residential, commercial, and other land uses.

**Industry, Light.** Light Industry Uses include wholesale, warehouse, and other uses that carry out their operations such that no nuisance is created, and all operations are conducted inside an enclosed building. This group of Uses is primarily intended to describe limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations, have little or no adverse effect upon adjoining properties. Light Industry Uses are not permitted in any Flood Risk Information System (FRIS) designated Flood Zones.

**Industry, Medium.** Medium Industry Uses is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The allowable zone (s) is(are) established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties. This Use includes manufacturing, processing, assembly, distribution, service and repair uses that carry out part of their operation outdoors or require outdoor storage areas. Any pollution, noise, light, odor, or other nuisances associated with these uses will not extend beyond the site. Medium Industrial uses are not permitted in any Flood Risk Information System (FRIS) designated Flood Zones.

**Light Cranes.** Light cranes are fixed cranes designed or installed for the limited purpose of removing and replacing marine craft from the water. Light Cranes may not exceed a lifting capacity over 20 tons, nor an operating height in excess of thirty (30) feet. This definition of Light Cranes does not apply to mobile travel lifts.

**Pleasure Craft Only Marinas.** This Commercial Business Use comprises establishments commonly known as marinas, engaged in operating docking facilities for pleasure marine craft, and mooring pleasure craft on a temporary or permanent basis. Pleasure Craft Marinas may or may not include one or more of the following related activities: retail sale of fuel, retail sale of marine supplies, pumpouts, fuel stations, and dinghy storage. Pleasure Craft Only Marinas may not have travel lifts or light cranes.

**Temporary emergency, construction and repair residences.** These are temporary residences, introduced or erected following a weather, earthquake, fire or other calamity event. They are to be dwellings for the person, persons or family who resided in such property immediately prior to the weather earthquake, fire or other calamity event which made their dwelling uninhabitable. The temporary emergency, construction and repair residence must be located upon the property where such person(s) resided immediately prior to the weather earthquake, fire or other calamity event. Temporary emergency, construction and repair residences are permitted for the limited period of time during which the construction and repair of such dwelling continues, until: (i) the re-constructed property is ready for a certificate of occupancy; (ii) when any permit issued by the Town expires; or (iii) the temporary emergency, construction and repair residence is removed from the premises, whichever period of time is shortest. See also, Section 60.2.3.4 and Category 23.000 in the Table of Permissible Uses of GMO Section 66.”

SECTION 4. That Section 251. “Definitions of Basic Terms” of Article XVI. “Word Interpretations and Basic Definitions” of the Growth Management Ordinance of the Town of Oriental be and the same is hereby amended by deleting definition 251.84 “Halfway House,” and inserting in its stead the following:

“251.84 Halfway House. A dwelling unit designed as a temporary, supervised residences for: (i) persons with current illegal use of or addiction to a controlled substance; (ii) persons convicted of crimes involving the manufacture or sale of illegal drugs; or (iii) persons who are “dangerous to others” as defined in N.C.G.S. § 122C-3(11)(b). Temporary, supervised dwelling units intended only for the recovery of substance abuse patients or intended only for treatment and care for persons with defined disabilities under the federal Fair Housing Act are not Halfway Houses.”

SECTION 5. This ordinance shall be effective from and after the date of its adoption.

ADOPTED THIS 3<sup>rd</sup> DAY OF OCTOBER, 2017.

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MAYOR

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TOWN CLERK

EXISTING

classification (office and service operations conducted entirely indoors and designed to attract customers or clients to the premises). However, classification 3.130, "physicians' and dentists' offices and clinics occupying not more than 10,000 square feet of gross floor area" more specifically covers this use and therefore is controlling.

## Section 64. Accessory Uses

64.1 The Table of Permissible Uses (Section 66) classifies principal uses according to their impacts. Whenever an activity is conducted in conjunction with a principal use and this activity (a) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (b) is commonly associated with the principal use and integrally related to it, then that activity may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multi-family development and would be regarded as accessory to such principal uses.

## Section No. 65 is reserved

## Section 66. Table Of Permissible Uses (March 2016)

66.1 Subject to Section 64, when used in connection with a particular use in the Table of Permissible Uses (Section 66), the letter "L" means that the use is permissible in the indicated district with a land use permit issued by the Land Use Administrator. The letter "S" means a special use permit must be obtained from the Town Commissioners. The letter "E" indicates the use is exempt from permit requirements. The letter "X" indicates the use is prohibited. Use of the designation "L" or "S" for combination uses is explained in Section 62.(Dec 2015)

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
<i>E = Exempt (no permit needed) L = Land Use Permit Required</i>					
<i>S = Special Use Permit Required X = Prohibited Use</i>					
<b>1.000 RESIDENTIAL</b>					
<b>1.100 Single-Family Residences</b>					
<b>1.110 Single-family detached, one dwelling unit per lot</b>					
1.111 Site built	L	L	L	L	L
1.112 Class A MFD. homes	X	L	L	L	L
1.113 Class B MFD homes	X	X	X	L	X
<b>1.120 Single-family detached, more than one dwelling unit per lot</b>					
1.121 Site built and class A MFD homes	X	L	L	L	L
<b>1.130 Attached Multi-Unit Residences</b>					
1.130.1 Apartment(s) accessory to a commercial use	X	X	X	S	S
<b>1.400 Homes Emphasizing Special Services, Treatment or Supervision</b>					



EXISTING

Use Description		DISTRICT				
		R1	R2	R3	MU	MU-1
1.410	Domiciliary homes: homes for handicapped, aged, or infirm; child care homes; nursing care homes; intermediate care homes	X	S	S	S	S
1.420	Halfway houses	X	S	S	S	S
1.430	Family care homes (see Section 129)	L	L	L	L	L
1.440	Homeless Shelters	X	X	X	S	S
<b>1.500 Miscellaneous Rooms For Rent Situations</b>						
1.510	Rooming houses, boarding houses	X	S	S	L	L
1.520	Bed and breakfast establishments	X	S	S	L	L
1.530	Tourist homes and other temporary residences renting for less than (1) one month	X	S	S	L	L
1.540	Hotels, motels, and similar businesses or institutions providing overnight accommodations	X	X	X	L	L
1.550	Fraternities, sororities, dormitories and similar housing	X	S	S	L	S
<b>1.600 Temporary Residences</b>						
1.610	Temporary emergency, construction and repair residences	L	L	L	L	L
1.620	Temporary dependent care residences	L	L	L	L	L
1.700	Home Occupations	L	L	L	L	L
1.800	Planned Residential Developments	X	S	S	S	S
<b>2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT</b>						
<b>2.100 No Storage or Display of Goods Outside Fully Enclosed Building</b>						
<b>2.110 High volume traffic generation</b>						
2.111	Convenience stores	X	X	X	L	S
2.112	Shopping center	X	X	X	S	S
2.113	All other	X	X	X	L	S
2.120	Low-volume traffic generation	X	X	X	L	S
2.130	Wholesale sales	X	X	X	L	S
<b>2.200 Storage and Display of Goods Within and/or Outside Fully Enclosed Building</b>						
2.210	High-volume traffic generation	X	X	X	L	S
2.220	Low-volume traffic generation	X	X	X	L	S
2.230	Wholesale sales	X	X	X	L	S
2.240	Manufactured homes sales	X	X	X	L	S
<b>3.000 OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE</b>						
<b>3.100 All Operations Conducted Entirely Within Fully Enclosed Building</b>						
3.110	Operations designed to attract and serve	X	X	X	L	L

		DISTRICT				
Use Description		R1	R2	R3	MU	MU-1
	customers or clients on the premises, such as the offices of attorneys and other professionals, insurance and stock brokers, travel agents, government office buildings, etc.					
3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	X	X	X	L	L
3.130	Offices or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area	X	X	X	L	L
3.140	Banks and other offices and services with drive-in windows	X	X	X	L	L
3.150	Home Office, with no customer/client traffic and all employees reside on the premises. (Dec 2015)	E	E	E	E	E
<b>3.200</b>	<b>Operations Conducted Within and/or Outside Fully Enclosed Building</b>					
3.210	Operations designed to attract and serve customers or clients on the premises	X	X	X	L	L
3.220	Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use	X	X	X	L	L
<b>4.000</b>	<b>MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT</b>					
<b>4.100</b>	<b>All Operations Conducted Entirely Within Fully Enclosed Building</b>					
4.110	Majority of dollar volume of business done with walk-in trade	X	X	X	L	S
4.120	Majority of dollar volume of business not done with walk-in trade	X	X	X	L	S
<b>4.200</b>	<b>Operations Conducted Within or Outside Fully Enclosed Building</b>					
4.210	Sawmills and planing mills	X	X	X	S	X
<b>5.000</b>	<b>EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, AND FRATERNAL USES</b>					
<b>5.100</b>	<b>Schools</b>					
5.110	Elementary and secondary (including associated grounds and athletic and other	X	L	L	L	S



EXISTING

		DISTRICT				
Use Description		R1	R2	R3	MU	MU-1
facilities)						
5.120	Trade or vocational schools	X	X	X	L	L
5.200	Institutions (including associated residential structures for religious personnel, and associated buildings including school buildings)	X	S	S	L	L
5.300	Libraries, Museums, Art Galleries, Art Centers and Similar Uses (including associated educational and instructional activities)	X	S	S	L	L
5.400	Fraternal Clubs and Lodges and Similar Uses	X	S	S	L	L
<b>6.000 RECREATION, AMUSEMENT, ENTERTAINMENT</b>						
<b>6.100 Activity Conducted Entirely Within Building or Substantial Structure</b>						
6.110	Bowling alleys, skating rinks, indoor tennis and squash courts, indoor athletic and exercise facilities and similar uses	X	X	X	S	X
6.120	Theatres & Music Venues	X	X	X	S	X
6.130	Coliseums, stadiums and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people	X	X	X	S	X
6.140	Game rooms, bingo, billiards, pool halls, dance hall	X	X	X	S	S
6.150	Internet Sweepstakes and Electronic Gaming Operations	X	X	X	S	X
6.160	Adult Bookstore, Adult Entertainment or Tattoo Parlors	X	X	X	S	X
<b>6.200 Activity Conducted Primarily Outside Enclosed Buildings or Structures</b>						
6.210	Privately-owned outdoor recreational facilities such as golf and country clubs, etc. (but not including campgrounds), not constructed pursuant to a permit authorizing the construction of some residential development	S	S	S	S	S
6.220	Publicly-owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, campgrounds, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	S	S	S	S	S
6.230	Golf driving ranges not accessory to golf courses, Par 3 golf courses, miniature golf courses	S	S	S	S	X
6.240	Horseback riding stables (not constructed					

		DISTRICT				
Use Description		R1	R2	R3	MU	MU-1
	pursuant to a permit authorizing residential development)	X	S	S	S	X
6.250	Automobile and motorcycle racing tracks, skateboard parks, water slides, and similar uses	X	X	X	S	X
6.260	Drive-in movie theatres	X	X	X	S	X
6.270	Campgrounds, Travel Trailer/Recreational Vehicle (RV) Camps/Parks	X	X	X	S	S
6.280	Marinas	S	S	S	S	S
<b>7.000 INSTITUTIONAL RESIDENCES OR CARE OR CONFINEMENT FACILITIES</b>						
7.100	Hospitals, Clinics, Other Medical (including mental health) Treatment Facilities in Excess of 10,000 Square Feet of Floor Area	X	X	X	S	S
7.200	Nursing Care Institutions, Intermediate Care Institutions, Handicapped, Aged or Infirm Institutions, Child Care Institutions	X	X	X	S	S
7.250	Residential: Nursing Care Institutions, Intermediate Care Institutions, Handicapped, Aged or Infirm Institutions, Child Care Institutions	X	X	S	S	S
7.300	Institutions (other than halfway houses) Where Mentally Ill Persons Are Confined	X	X	X	S	S
7.400	Penal & Correctional Facilities	X	X	X	S	S
<b>8.000 RESTAURANTS, BARS, NIGHT CLUBS</b>						
<b>8.100 Restaurants</b>						
8.110	Eat-in, carry out or delivery service; no drive-in service	X	X	X	L	L
8.120	Drive-in service	X	X	X	S	
8.200	Bars, Night Clubs	X	X	X	S	S
<b>9.000 MOTOR VEHICLE AND BOAT-RELATED SALES AND SERVICE OPERATIONS</b>						
9.100	Motor Vehicle and Farm Equipment	X	X	X	L	X
9.120	Automobile Service Stations	X	X	X	L	X
9.130	Gas Sales Operations	X	X	X	L	X
9.140	Automobile Repair Shop or Body Shop	X	X	X	L	X
9.150	Car Wash (see Section 131)	X	X	X	LS	X
<b>9.2 Boat-Related</b>						
9.210	Boat Sales or Rental	S	S	S	L	L
9.230	Boat Service	X	X	X	L	L
9.240	Boat Fuel Services	X	X	X	L	S
9.250	Boat Wash	X	X	X	S	S
<b>10.000 STORAGE AND PARKING</b>						
10.100	Automobile Parking Garages or Parking Lots	X	X	X	L	L



EXISTING

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
Not Located on a Lot on Which There is Another Principal Use to Which the Parking is Related					
<b>10.200 Storage of Goods Not Related to Sale or Use of Those Goods on the Same Lot Where They Are Stored</b>					
10.210 All storage within completely enclosed structures	X	X	X	L	X
10.220 Storage outside completely enclosed structures	X	X	X	L	X
10.230 Self-service storage facility	X	X	X	L	X
10.240 Storage of Vehicles, boats and other items	X	X	X	S	X
11.000 SCRAP MATERIALS, SALVAGE YARDS, JUNKYARDS, AUTOMOBILE GRAVEYARDS	X	X	X	S	X
<b>12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS</b>					
12.100 Veterinarian, Animal Clinic, No Outside Kennel	X	X	X	L	L
12.200 Veterinarian, Animal Clinic, Outside Kennel	X	X	X	S	S
12.300 Pet Cemetery	X	X	X	L	X
<b>13.000 EMERGENCY SERVICES</b>					
13.100 Police Stations	S	S	S	L	L
13.200 Fire Stations	S	S	S	L	L
13.300 Rescue Squad, Ambulance Service	X	X	X	L	L
13.400 Emergency Management Operation	L	L	L	L	L
<b>14.000 AGRICULTURE, FORESTRY, MINING, QUARRYING OPERATIONS</b>					
<b>14.100 Agricultural Operations, Farming</b>					
14.110 Excluding livestock	L	L	L	L	X
14.200 Mining or Quarrying Operations, Including On-site Sales Of Products	X	X	X	S	X
14.300 Reclamation Landfill	X	X	X	S	X
14.400 Agricultural Product Warehousing	X	X	X	L	X
<b>15.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES AND RELATED USES</b>					
15.100 Main Post Office	X	X	X	L	X
15.110 Post office substation	X	X	X	L	L
15.210 Publicly-owned or operated airports	X	X	X	L	X
15.220 Privately-owned airport	S	S	S	L	X
15.300 Sanitary Landfill	X	X	X	S	X
15.310 County-owned or operated	X	X	X	S	X
15.320 Other	X	X	X	S	X
15.400 Military Reserve, National Guard Centers	X	X	X	L	X
15.500 Recycling Materials Collection Operations	X	X	X	L	X
16.000 DRY CLEANER, LAUNDROMAT	X	X	X	L	S

EXISTING

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
<b>17.000 UTILITY FACILITIES</b>					
17.100 Neighborhood	S	S	S	S	S
17.200 Community or Regional	S	S	S	S	S
17.300 County-owned or Operated	S	S	S	S	S
17.400 Electric Substations	S	S	S	S	S
<b>18.000 TOWERS AND RELATED STRUCTURES</b>					
18.100 Towers and Antennas 75 Feet Tall or Less	L	L	L	L	L
18.200 Towers and Antennas More Than 75 Feet Tall	S	S	S	S	S
<b>19.000 OPEN AIR MARKETS</b>					
19.100 Farm, Craft, Produce Markets	X	X	X	L	L
19.200 Flea Markets	X	X	X	L	X
20.000 FUNERAL HOME				L	X
<b>21.000 CEMETERY AND CREMATORIUM</b>					
21.100 Cemetery Not On Same Property As Church	S	S	S	S	X
21.200 Cemetery On Same Property As Church	X	L	L	L	X
21.300 Crematorium	X	X	X	S	X
22.000 NURSERY SCHOOLS; DAYCARE CENTERS (Child/Adult)	S	S	S	L	S
23.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE (See Section 133)	L	L	L	L	L
<b>24.000 BUS STATION; TRAIN STATION; TAXI OPERATION</b>					
24.100 Bus Station, Train Station	X	X	X	L	L
24.200 Taxi Operation	X	X	X	L	L
<b>25.000 COMMERCIAL GREENHOUSE OR NURSERY</b>					
25.100 No On-Premises Sales	X	X	X	L	L
25.200 Sales of Products Grown on Premises	X	X	X	L	L
25.300 On-Premises Sales, Including Related Accessory Products	X	X	X	L	L
26.000 COMBINATION USES (See Section 63)	LS	LS	LS	LS	LS
27.000 PLANNED UNIT DEVELOPMENT	S	S	S	S	S

Sections 67 through 69 Reserved

## ARTICLE V. PERMITS

### Section 70. Permits Required

70.1 The use made of property may not be changed (see Section 61, Change in Use), clearing, grading or excavation may not be commenced, and buildings or