

EXISTING GMO

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>					
1.000 RESIDENTIAL					
1.100 Single-Family Residences					
1.110 Single-family detached, one dwelling unit per lot					
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
1.120 Single-family detached, more than one dwelling unit per lot					
1.121 Site built and class A MFD homes	X	L	L	L	L
1.130 Attached Multi-Unit Residences					
1.130.1 Apartment(s) accessory to a commercial use	X	X	X	S	S
1.400 Homes Emphasizing Special Services, Treatment or Supervision					
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
1.500 Miscellaneous Rooms For Rent Situations					
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

1.600 Temporary Residences						
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
2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT						
2.100 No Storage or Display of Goods Outside Fully Enclosed Building						
2.110 High volume traffic generation						
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
2.200 Storage and Display of Goods Within and/or Outside Fully Enclosed Building						
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
3.000 OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE						
3.100 All Operations Conducted Entirely Within Fully Enclosed Building						
3.110	Operations designed to attract and serve	X	X	X	L	L

Use Description	DISTRICT				
	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
3.200 Operations Conducted Within and/or Outside Fully Enclosed Building					
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
4.000 MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT					
4.100 All Operations Conducted Entirely Within Fully Enclosed Building					
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

4.200 Operations Conducted Within or Outside Fully Enclosed Building						
4.210	Sawmills and planing mills	X	X	X	S	X
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, AND FRATERNAL USES						
5.100 Schools						
5.110	Elementary and secondary (including associated grounds and athletic and other	X	L	L	L	S
		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
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	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

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					
		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
7.000 INSTITUTIONAL RESIDENCES OR CARE OR CONFINEMENT FACILITIES						
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

8.000 RESTAURANTS, BARS, NIGHT CLUBS						
8.100 Restaurants						
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
9.000 MOTOR VEHICLE AND BOAT-RELATED SALES AND SERVICE OPERATIONS						
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
9.2 Boat-Related						
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
10.000 STORAGE AND PARKING						
10.100	Automobile Parking Garages or Parking Lots	X	X	X	L	L
		DISTRICT				
Use Description		R1	R2	R3	MU	MU-1
Not Located on a Lot on Which There is Another Principal Use to Which the Parking is Related						
10.200 Storage of Goods Not Related to Sale or Use of Those Goods on the Same Lot Where They Are Stored						
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
12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS						
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

13.000 EMERGENCY SERVICES						
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
14.000 AGRICULTURE, FORESTRY, MINING, QUARRYING OPERATIONS						
14.100 Agricultural Operations, Farming						
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
14.400	Agricultural Product Warehousing	X	X	X	L	X
15.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES AND RELATED USES						
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
		DISTRICT				
Use Description		R1	R2	R3	MU	MU-1
17.000 UTILITY FACILITIES						
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
18.000 TOWERS AND RELATED STRUCTURES						
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
19.000 OPEN AIR MARKETS						
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

21.000 CEMETERY AND CREMATORIUM						
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
24.000 BUS STATION; TRAIN STATION; TAXI OPERATION						
24.100	Bus Station, Train Station	X	X	X	L	L
24.200	Taxi Operation	X	X	X	L	L
25.000 COMMERCIAL GREENHOUSE OR NURSERY						
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

**AN ORDINANCE TO AMEND THE GROWTH MANAGEMENT ORDINANCE OF
THE TOWN OF ORIENTAL
ORDINANCE 2017-253**

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:

“

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>					
1.000 RESIDENTIAL					
1.100 Single-Family Residences					
1.110 Single-family detached, one dwelling unit per lot					
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
1.120 Single-family detached, more than one dwelling unit per lot					
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

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
1.130 Attached Multi-Unit Residences	X	S	S	S	S
1.131 Apartment(s) accessory to a commercial use	X	X	X	S	S
1.200 Miscellaneous Rooms For Rent Situations					
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
1.300 Temporary Residences					
1.310 Temporary emergency, construction and repair residences	L	L	L	L	L
1.320 Homeless Shelters	X	X	X	S	S
1.400 Planned Residential Developments	S	S	S	S	S
2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT					
2.100 No Storage or Display of Goods Outside Fully Enclosed Building					
2.110 High volume traffic generation					
2.111 Convenience stores/ Grocery Store	X	X	X	L	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
2.200 Storage and Display of Goods Within and/or Outside Fully Enclosed Building					
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
3.000 OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE					
3.100 All Operations Conducted Entirely Within Fully Enclosed Building					
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

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
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
3.200 Operations Conducted Within and/or Outside Fully Enclosed Building					
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
4.000 INDUSTRIAL					
4.100 LIGHT INDUSTRIAL (See definitions, section 251)	X	X	X	S	S
4.200 MEDIUM INDUSTRIAL (See definitions, section 251)	X	X	X	S	X
4.300 HEAVY INDUSTRIAL (See definitions, section 251)	X	X	X	X	X
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, AND FRATERNAL USES					
5.100 Schools					
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
5.130 Nursery School/Child Daycare	S	S	S	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	S	S	S	L	L

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
activities)					
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 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
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 development)	X	X	X	S	S
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

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
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
7.000 INSTITUTIONAL RESIDENCES OR CARE OR CONFINEMENT FACILITIES					
7.100 Hospitals and Medical Diagnostic and Treatment Facilities.	X	X	X	S	S
7.200 Nursing Care Institutions (Skilled and Intermediate Care), Retirement Communities	X	X	X	S	S
7.300 Residential Care and Treatment Facilities	S	S	S	S	S
7.310 Adult/Family Care homes, assisted living	S	S	S	S	S
7.320 Group Homes for the Developmentally Disabled	S	S	S	S	S
7.330 Residential Treatment Facility for substance abuse	S	S	S	S	S
7.400 Adult Day Care/ Adult Day Health	S	S	S	S	S
7.500 Penal and Correctional Facilities	X	X	X	S	S
7.510 Halfway House	X	X	X	S	S
7.520 Secure Residential Treatment Facility for Substance Abuse	X	X	X	S	S
8.000 RESTAURANTS, BARS, NIGHT CLUBS					
8.100 Restaurants					
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
9.000 MOTOR VEHICLE AND BOAT-RELATED SALES AND SERVICE OPERATIONS					
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
9.200 Boat-Related (See Sec 4.000 thru 4.300 and 6.280)					
9.220 Boat Sales or Rental	S	S	S	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 Operation (See 4.100)	X	X	X	S	S
9.224 Boat Fuel Services	X	X	X	L	S
9.225 Boat Wash	X	X	X	S	X
10.000 STORAGE AND PARKING					
10.100 Automobile Parking Garages or Parking Lots	X	X	X	L	S

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					
10.200 Storage of Goods Not Related to Sale or Use of Those Goods on the Same Lot Where They Are Stored					
10.210 All storage within completely enclosed structures	X	X	X	L	S
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
12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS					
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	S	X
13.000 EMERGENCY SERVICES					
13.100 Police Stations	S	S	S	L	L
13.200 Fire Stations/ Rescue Squads	S	S	S	L	L
13.300 Ambulance Service	X	X	X	L	L
13.400 Emergency Management Operation	L	L	L	L	L
14.000 AGRICULTURE, FORESTRY, MINING, QUARRYING OPERATIONS					
14.100 Agricultural Operations, Farming					
14.110 Excluding livestock	S	S	S	S	S
14.200 Mining or Quarrying Operations, Including On-site Sales Of Products (See Sec 4.300)	X	X	X	X	X
14.300 Reclamation Landfill (See Sec 4.300)	X	X	X	X	X
14.400 Agricultural Product Warehousing	X	X	X	S	X
15.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES AND RELATED USES					
15.100 Main Post Office	X	X	X	L	X
15.110 Post office substation	X	X	X	L	L
15.200 Airports	X	X	X	S	X
15.300 Sanitary Landfill (See Sec 4.300)	X	X	X	X	X
15.700 Military Reserve, National Guard Centers	X	X	X	L	X
15.800 Recycling Materials Collection Operations See Sec 4.300)	X	X	X	X	X
16.000 DRY CLEANER, LAUNDROMAT	X	X	X	S	S

Use Description	DISTRICT				
	R1	R2	R3	MU	MU-1
17.000 UTILITY FACILITIES					
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
18.000 TOWERS AND RELATED STRUCTURES					
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
19.000 OPEN AIR MARKETS					
19.100 Farm, Craft, Produce Markets	X	X	X	L	L
19.200 Flea Markets	X	X	X	L	X
20.000 FUNERAL HOME					
	X	X	X	L	X
21.000 CEMETERY AND CREMATORIUM					
21.100 Cemetery Not On Same Property As Church	S	S	S	S	S
21.200 Cemetery On Same Property As Church	S	S	S	S	S
21.300 Crematorium	X	X	X	S	X
22.000 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
23.000 BUS STATION; TRAIN STATION; TAXI OPERATION					
23.100 Bus Station, Train Station	X	X	X	L	L
23.200 Taxi Operation	X	X	X	L	L
24.000 COMMERCIAL GREENHOUSE OR NURSERY					
24.100 No On-Premises Sales	X	X	X	S	S
24.200 Sales of Products Grown on Premises	X	X	X	S	S
24.300 On-Premises Sales, Including Related Accessory Products	X	X	X	S	S
25.000 COMBINATION USES (See Section 63)					
25.100 PLANNED UNIT DEVELOPMENT	LS	LS	LS	LS	LS
	S	S	S	S	S

“

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:

“



Adult Care Home is a residential facility for senior/elderly and disabled adults who may require 24-hour supervision and assistance with personal care needs to two or more residents, either directly or, for scheduled needs, through formal written agreement with licensed home care or hospice agencies. Some licensed adult care homes provide supervision to people with cognitive impairments whose decisions, if made independently, may jeopardize the safety or well-being of themselves or others and therefore require supervision. Medication in an adult care home may be administered by designated, trained staff. Adult care homes that provide care to two to six unrelated residents are commonly called family care homes. These facilities differ from nursing homes in the level of care and qualification of staff.

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. Boat repair services such as filter changes, engine repairs, boat maintenance, etc. need not be in a contained facility if these operations pose no risk in emitting pollutants into the surrounding air, land or water. Spray washing of boat bottoms or bottom cleaning in the water need not necessarily be in a contained facility, but must comply with Local, State and Federal regulations. 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 Operation. This Light 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), or a commercial travel lift for the purpose of removing and replacing marine craft from the water. 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 lift capacity of thirty-five (35) tons.

Continuing Care Retirement Communities, also known as continuing care facilities and life-care communities, differ from other retirement options by providing housing and health-related services either for life or for a period in excess of one year. Continuing Care is defined by North Carolina General Statutes as, the furnishing to an individual other than an individual by blood, marriage, or adoption to the person furnishing the care, of lodging together with nursing services, medical services, or other health related services pursuant to an agreement effective for the life of the individual or for a period in excess of one year.

Family care home means an adult care home having two to six residents. The structure of a family care home may be no more than two stories high and none of the aged or physically disabled persons being served there may be housed in the upper story without provision for two direct exterior ground-level accesses to the upper story. (G.S. 131D-2.1 , G.S. 131D-20 )

Group home for developmentally disabled adults means an adult care home which has two to nine developmentally disabled adult residents.

Hospital means a public or private institution which is primarily engaged in providing inpatients, by or under supervision of physicians, diagnostic services and therapeutic services for medical diagnosis, treatment, and care of injured, disabled, or sick persons, or rehabilitation services for the rehabilitation of injured, disabled, or sick persons. The term includes all facilities licensed pursuant to G.S. 131E-77 of the General Statutes, except long-term care hospitals. (G.S. 131E-176)

Intermediate care facility for the mentally retarded means facilities licensed pursuant to Article 2 of Chapter 122C of the General Statutes for the purpose of providing health and habilitative services based on the developmental model and principles of normalization for persons with mental retardation, autism, cerebral palsy, epilepsy or related conditions. (G.S. 131E-176)

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. This definition of Light Cranes does not apply to mobile travel lifts. Rented mobile light cranes on wheels are permitted for a specific requirement/limited duration use and shall be removed from the property when the requirement/limited duration use is completed. Temporary mobile cranes may not exceed a lifting capacity over 20 tons.

Nursing home means a facility which is advertised, announced, or maintained for the express or implied purpose of providing nursing or convalescent care for three or more persons unrelated to the licensee. A nursing home is a home for chronic or convalescent patients, who, on admission, are not as a rule, acutely ill and who do not require special facilities such as an operating room, X-ray facilities, laboratory facilities, and obstetrical facilities. A nursing home provides care for persons who have remedial ailments or other ailments, for which medical and nursing care are indicated; who, however, are not sick enough to require general hospital care. Nursing care is their primary need, but they will require continuing medical supervision. (G.S. 131E-101)

- An intermediate care facility is licensed by the state to provide 24-hour basic medical care under the supervision of a registered nurse who may be on call and not necessarily on duty. Basic medical care includes rehabilitative and recuperative care, but not more intensive medical procedures such as intravenous therapy and feeding tubes. The staff-to-patient ratio is lower than in a skilled nursing facility.
- A skilled nursing facility is also licensed by the state and provides 24-hour nursing care with at least one registered nurse on duty during the day. Care is provided under the supervision of a licensed physician who is on call. The facility is equipped to provide more intensive medical procedures such as intravenous therapy and feeding tubes. This is subacute care, which is the highest degree of nursing care outside of a hospital.

~~**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.—(See Section 5 below)~~

Residential Treatment Facility- A residential treatment or rehabilitation facility which provides active treatment and a structured living environment for individuals with mental health or substance abuse disorders in a group setting.

Secured Residential Treatment Facility- A residential treatment or rehabilitation facility which provides treatment and a structured living environment for individuals with mental health or substance abuse disorders in a group setting. Secure facilities will house residents who 1) have

been convicted of crimes involving the use, manufacture, or sale of illegal drugs; or 2) persons who are “dangerous to themselves or others” as defined in N.C.G.S. § 122C-3. Secure facilities limit access into or out of the facility to minimize risk to the public.

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 at the appropriately renumbered space:

“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. 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 251.113 “Marina,” and inserting in its stead the following at the appropriately alphabetically renumbered space:

“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.”

SECTION 6. In Article VI General Development Standards, Section 114 Building Height Limitations, all subsections of 114.2 should will be separated by “or” replacing the existing separation by “and” as only one of these conditions can be satisfied at any given time.

SECTION 7. This ordinance shall be effective from and after the date of its adoption.

ADOPTED THIS 8th DAY OF NOVEMBER, 2017.

MAYOR

TOWN CLERK

Statement of Compliance and Consistency

The Planning Board finds that the proposed amendment to the GMO is reasonable and in the interests of the Town of Oriental. Further, the proposed amendment is consistent with the Town's Growth Management Ordinance ("GMO") and Oriental's CAMA Land Use Plan, for the following reasons:

12. The proposed amendment is consistent and not in conflict with the existing development standards in Article III of the GMO regarding Development Districts, Section 50.1 in that it is "designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts."
13. The proposed amendment is also consistent and not in conflict with Article IV of the GMO, regarding Permissible Uses By District, Section 66, in that the modifications to the Table of Permissible Uses and the accompanying definitions are each "designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts."
14. The Oriental CAMA Land Use Plan and the Oriental, North Carolina Comprehensive Plan (2012) both specifically recognize potential conflict between a vision to design and secure reasonable latitude for commerce and industry for the town while preserving a comfortable, healthy, safe, and pleasant environment in which to live, for the residents of Oriental, sheltered from incompatible and disruptive activities.
 - a. Section 2-1.0 of the Cama Land Use Plan states a goal "to preserve the natural resources and small town waterfront lifestyle that has prevailed for more than a century by seeking to maintain historic access to the water front by commercial and recreational interests and by supporting growth and development that is diverse, environmentally sensitive, economically sustainable, and consistent with the natural, historical and cultural character of Oriental."
 - b. Section D, p. 19, of the Comprehensive Plan for Oriental sets a specific goal for the Town's government to "Continue review of the Growth Management Ordinance with a view to simplify, add flexibility and clarity."
15. The Planning Board is permitted by GMO Section 20.1.7.1.1 to acquire and maintain, in current form, basic information and material as necessary regarding past trends, present conditions, and forces at work which may cause change in prior residential and commercial needs;
16. The Planning Board is permitted by GMO Section 20.1.7.1.2 to identify needs and problems growing out of those conditions;

17. The Planning Board is permitted by GMO Section 20.1.7.1.3 to Determine objectives to be sought in development of the area, consistent with the Cama Land Use Plan, the Comprehensive Plan for Oriental, and state law;
18. The Planning Board is permitted by GMO Section 20.1.7.1.4 to establish principles and policies for guiding action in development of the area;
19. The Planning Board is permitted by GMO Section 20.1.7.1.5 to prepare and, from time to time, amend and revise a comprehensive and coordinated plan for the physical, social, and economic development of the area;
20. The Planning Board is permitted by GMO Section 20.1.7.1.6 to prepare and recommend to the Town Commissioners ordinances promoting orderly development along lines indicated in the Comprehensive Plan and advise the Town Commissioners concerning proposed amendments of such ordinances;
21. The Planning Board is permitted by GMO Section 20.1.7.1.6 to keep the Town Commissioners and the general public informed and advised.
22. Therefore, the proposed amendment is consistent and not in conflict with Sections 40.1 and 20.1.7.1 of the GMO, in that the clarification and updating of the definitions of the terms and phrases used in the GMO are recommended (1) to preclude historical conflicts, (2) to reconcile the uncertainty and sometimes vague character of some GMO terms and limitations previously included within the Table of Permissible Uses. The amendment is intended for the benefit of:
 - c. The 'Land Use Administrator', also known as the 'Town Manager', who has primary responsibility, under Section 40.1, for administering and enforcing Town Ordinances and the Table of Permissible Uses; and
 - d. The Town's people and businesses, so that the activities and development of the Town is protective of both residences and businesses, as well as clearer and fairer to all concerned. The amendment is designed to satisfy these goals with the following considerations:
 1. The Planning Board's duty to acquire and maintain, in current form, basic information and material, while taking into consideration past trends, present conditions, and forces at work which may call for change in these conditions;
 2. Identify needs and problems growing out of those conditions, including repeated and thorough public comment sessions over several months and sessions; and
 3. The following objectives, which are to be sought in development of the Town:

- a. Establishing principles and policies for guiding action in development of all permissible and excluded uses within the Town;
- b. Preparing and, from time to time, amending and revising a comprehensive and coordinated plan for the physical, social, and economic development of the area; and
- c. Keeping the Town Commissioners and the general public informed and advised as to those matters.
- d. Providing for the optional application of the Powers and duties of the Planning Board under Section 20.1.7 of the GMO, assisting them in their duty to maintain information and policies with regard to the development issues of the Town.

October 24, 2017



Cecily Lohmar, Interim Planning Board Chair