

P12-73

PENDING AMENDMENT

Town of Eastover

Zoning Ordinance

**Article III, Zoning District Classifications and
Article IV, Permitted, Conditional and Special Uses**

CURRENT MEETING INFORMATION:

Eastover Town Council, November 6, 2012 at 7:00 pm in the, Eastover Community Center,
4008 School Street, Eastover

CASE HEADING:

P12-73: ADOPTION AND ESTABLISHMENT OF ARTICLE III ZONING DISTRICT CLASSIFICATIONS AND ARTICLE IV PERMITTED, CONDITIONAL AND SPECIAL USES APPLICABLE TO PROPERTIES WITHIN THE CORPORATE LIMITS OF THE TOWN OF EASTOVER BY CREATING ZONING ORDINANCE STANDARDS TO BE IMPLEMENTED WITHIN THE TOWN AS A SUPPLEMENT TO THE COUNTY ZONING ORDINANCE PROVISIONS UNTIL SUCH TIME THAT THE TOWN ADOPTS A COMPLETE EASTOVER ZONING ORDINANCE. (EASTOVER)

ADDITIONAL INFORMATION:

Complete text is attached.

On October 16, 2012 the Joint Planning Board considered the proposed text amendments at their regular meeting and voted unanimously to recommend approval.

CONTACT INFORMATION:

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ARTICLE III ZONING DISTRICT CLASSIFICATIONS

SECTION 301. ESTABLISHMENT OF DISTRICTS.

For the purpose of this ordinance, the areas shown on the town's zoning map are divided into the following general classes of districts.

SECTION 302. CONSERVANCY DISTRICT.

CD Conservancy District. This district is designed to preserve and protect identifiable natural resources. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources.

SECTION 303. AGRICULTURAL DISTRICT.

A1 Agricultural District. This district is designed to promote and protect agricultural lands, including woodland, within the town. The general intent of the district is to permit all existing agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.

SECTION 304. RESIDENTIAL DISTRICTS.

Residential districts are composed of certain existing residential areas of the town and certain areas where similar residential development should be encouraged to occur. The regulations for these districts are designed to stabilize and protect the essential characteristics of each district by promoting and encouraging a suitable environment for family life and prohibiting certain incompatible activities of a commercial or industrial nature. To these ends, development is limited to dwellings that provide homes for the residents plus certain additional such uses as schools, parks, recreation facilities and certain other public facilities. This system of classification optimizes orderly development by providing a variety of living environments based on different levels of permitted population density, facilitating the adequate provision of transportation and other public services.

A. R40 Residential District. A district designed primarily for single-family dwelling units with a lot area of 40,000 square feet or above.

B. R40A Residential District. A district designed primarily for single-family dwelling units including the use of manufactured homes on individual lots with a lot area of 40,000 square feet or above.

C. R30 Residential District. A district designed primarily for single-family dwelling units with a lot area of 30,000 square feet or above.

D. R30A Residential District. A district designed primarily for single-family dwelling units and Class A manufactured homes with a lot area of 30,000 square feet or above.

E. R20 Residential District. A district designed primarily for single-family units with a lot area of 20,000 square feet or above.

F. R20A Residential District. A district designed primarily for single-family units and Class A manufactured homes with a lot area of 20,000 square feet or above.

G. RR Rural Residential District. A district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for residential, including manufactured housing units, and agricultural purposes. This district are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

H. R15 Residential District. A district designed primarily for single-family dwelling units with a lot area of 15,000 square feet or above.

I. R7.5 Residential District. A district designed primarily for single-family dwellings on lots with a lot area of 7,500 square feet or above.

J. R6 Residential District. A district designed for a mix of single- and multi-family dwellings.

K. R6A Residential District. A district designed for a mix of single- and multi-family dwellings including the use of manufactured homes on individual lots and in manufactured home parks.

L. R5A Residential District. A district designed primarily for multi-family dwelling units with a maximum density of 13 ½ dwelling units per net acre.

SECTION 305. PLANNED PROFESSIONAL DISTRICT.

O&I(P) Planned Office and Institutional District. This district is designed primarily for agencies and offices rendering services in the professions, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized generally as having no retail or wholesale trade, except as incidental uses. The district is often situated between business and residential areas and may also consist of a mix of limited business and residential uses. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide. To promote the essential design features with the O&I(P) district, plan approval is a requirement.

SECTION 306. PLANNED COMMERCIAL DISTRICTS.

A. C1(P) Planned Local Business District. This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C1(P) district, plan approval is a requirement.

B. C2(P) Planned Service and Retail District. This district is designed to allow for the non-residential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.

C. C(P) Planned Commercial District. This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement.

SECTION 307. PLANNED INDUSTRIAL DISTRICTS.

A. M1(P) Planned Light Industrial District. This district is designed for a wide variety of light industrial operations involving manufacturing, processing and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. To promote the essential design features with the M1(P) district, site plan approval is a requirement.

B. M(P) Planned Industrial District. This district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with surrounding or abutting residential or commercial areas. The general intent of this district is to permit uses confined to service, wholesaling, manufacturing, fabrication and processing activities that can be carried on in an unobtrusive manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. This district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted except those having only limited contact with the general public and those not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity. To promote the essential design features within the M(P) district, site plan approval is a requirement.

SECTION 308. CONDITIONAL ZONING DISTRICTS.

A. Companion Districts. Each district includes a companion Conditional Zoning district (e.g. A1 has A1/CZ) where no uses are permitted by right. This district is designed for the development and use of the property subject to predetermined ordinance standards and rules imposed as part of the legislative decision creating the district and applying it to the particular property. (Article V)

B. Mixed Use Development – Conditional Zoning District (MXD/CZ). The purpose of this district is to encourage innovative development on a conditional basis by providing use flexibility while maintaining quality design standards tempered with proper controls regarding buffering, landscaping, open space designation, density and other conditions. (Article VI)

C. *Reserved for future use.*

D. Density Development – Conditional Zoning District (DD/CZ). The purpose of this district is to promote the preservation of open space through permanent restriction of development on a percentage of a tract, buffering, and clustering of lots, while at the same time providing for the residential development of land. (Article VIII)

SECTION 308.1. OVERLAY DISTRICTS.

Overlay districts establish area-specific provisions which are in addition to the regulations applying to the underlying general and Conditional Zoning districts and in addition to the minimum requirements of this ordinance for Special Uses.

A. Commercial Core Overlay District (CCO). The purpose of this overlay district is to preserve and enhance the small-scale commercial character of a certain area within the town while providing for low-impact business opportunities and allowing for consistency of development within the overlay area as it continues to be developed or redeveloped. The district is intended to accommodate small-scale, low-intensity and convenience retail and service uses that provide goods and services to the town's residents and their guests.

B. Reserved for future use.

SECTION 309. DORMANT/CORRESPONDING ZONING DISTRICTS.

This ordinance makes dormant certain previously existing zoning districts created under the County Zoning Ordinance of July 3, 1972, and subsequent amendments. The following previously existing zoning districts now correspond to current districts as indicated:

A. HS(P) Planned Highway Services District shall correspond to the C(P) Planned Commercial District;

B. C3 Heavy Commercial District shall correspond to the C(P) Planned Commercial District; and

C. *Reserved for future use.*

D. R10 Residential District shall correspond to R7.5 Residential District.

SECTION 310. ZONING DISTRICTS MAP.

The boundaries of the districts are shown on a map in digital format, which is to be considered a part of this ordinance and made a part hereof entitled "Official Zoning Map, Town of Eastover, North Carolina". The zoning map and all the notations, references and amendments thereto, and other information shown thereon, are hereby made a part of this ordinance the same as if such information set forth on the map were all fully described and set out herein. The zoning map is a public record and shall be kept on file with the County Planning and Inspections Department, where it shall be available for inspection by the public.

Regardless of the existence of purported copies of the zoning map, which may from time to time be made or published, the zoning map on file with the Planning and Inspections Department and amendments thereto, as entered in the minutes of the Town Council, shall be the final authority as to the current zoning status of lands, buildings and other structures in the zoning districts.

SECTION 311. INTERPRETATION OF DISTRICT BOUNDARIES.

If dispute exists as to the boundaries of any district shown on the zoning maps, the following rules shall apply:

A. Extensions of Line. Where such district boundaries are indicated as approximately following a street or railroad rights-of-way, alley lines and lot lines, or extensions of such lines, those shall be considered to be such boundaries. Where district boundaries are indicated as approximately following the centerline of streambeds or riverbeds, or such centerlines extended, such centerlines shall be considered to be such boundaries.

B. Un-Developed Property. For un-developed property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale of the map.

C. Natural, Developed, or Topographical Features. Where natural, developed, or topographical features existing on the ground are at variance with those shown on the zoning maps, or in other circumstances not covered by sub-sections A and B above, the Board of Adjustment shall interpret the district boundaries.

D. Jurisdiction After Annexation. When any portion of the territory subject to the County ordinance as shown on the zoning map shall be annexed into the corporate limits of the town, such area or areas shall remain subject to the provisions of the County Zoning Ordinance for a maximum period of 60 calendar days thereafter, or until such time that the area or areas are subject to the Eastover regulations, whichever occurs first.

ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES

SECTION 401. GENERAL.

Within the various zoning districts established in Article III and subject to the requirements of this ordinance, no land, building or structure shall be used, and no building or structure shall be erected which is intended or designed to be used, in whole or in part for any use other than the uses allowed by the various districts established herein. The use regulations for the various districts are intended to be permissive in nature. Some land uses may be allowed through Conditional Zoning or by issuance of a Special Use Permit only upon findings that certain conditions exist or should be applied, and is requested and agreed to by the property owner. The establishment of these uses shall be allowed only after review through appropriate measures and approval of plans.

Permitted uses in the various districts are indicated in the appropriate column of the following matrix. Special Uses, with Board of Adjustment approval and issuance of the Permit, and some uses in Conditional Zoning districts, after Town Council approval are also indicated in the matrix. All proposed non-residential uses, including changes in an existing use, require site plan review and approval and shall be in compliance with the standards of this ordinance and the subdivision regulations.

SECTION 402. USES BY RIGHT.

All uses of property are allowed as a use by right except where this ordinance specifies otherwise or where this ordinance specifically prohibits the use. In the event, a use of property is proposed that is not addressed by the terms of this ordinance, the minimum ordinance standards for the use addressed by this ordinance that is most closely related to the land use impacts of the proposed use shall apply. In addition, the Town Manager or the Planning & Inspections Director may initiate a text amendment addressing such proposed use, provided that the drafting and adoption of said amendment will not cause delay in the permitting of the proposed use.

SECTION 403. USE MATRIX.

The matrix on the following pages indicates Permitted and Special uses as well as some uses allowed only in a Conditional Zoning district.

SECTION 403 USE MATRIX

P = PERMITTED USE

S = SPECIAL USE (Sec. 1606 – Bd of Adj approval required)

Z = CONDITIONAL ZONING (Art V – Town Council approval required)

LAND USES	ZONING CLASSIFICATIONS																			
	CD	A1	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
ACCESSORY USES, Incidental to any permitted use (Sec. 1002)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ADDRESSING SERVICE/BULK MAILING																		P	P	P
AGRICULTURAL OR RURAL FARM USE	P	P	P	P	P	P	P	P	P											
AIRPORT OPERATIONS, minor (Sec. 902)		S																	S	S
AIRPORT OPERATIONS, major																				P
ALCOHOLIC BEVERAGE CONTROL SALES																		P		
APPAREL AND ACCESSORY SALES																P	P	P		
ASSEMBLIES, Community, assembly hall, armory, stadium, coliseum, community center, fairgrounds etc. (Sec. 916)		P	S	S	S	S	S								P	P	P	P	P	P
AUCTION SALES, excluding livestock auctioning & motor vehicles																		P	P	P
BAKERY PRODUCTION AND WHOLESALE SALES																		P	P	P
BAKING, on premises and retail only																P	P	P		
BANKS, SAVINGS AND LOAN COMPANY AND OTHER FINANCIAL ACTIVITIES															P	P	P	P		
BARBERING AND HAIRDRESSING SERVICES/SALONS (Sec.916)		S														P	P	P		
BARS & NIGHT CLUBS, except as regulated by Sec. 924																		P		
BED AND BREAKFAST (Sec. 903), except as regulated by Sec. 924		P	P	P	P	P	P	P	P	P	P						P	P		
BILLBOARDS (SEC 1307)																				S
BINGO																		S		
BOOKS & PRINTED MATTER SALES, except as regulated by Sec. 924															P	P	P	P	P	P
BORROW SOURCE OPERATIONS (Sec. 904)																				S
BOTTLED GAS DISTRIBUTING, bulk storage																			P	P
BOTTLING																				P
BUILDING SUPPLY																	P	P	P	P
BUS STATION ACTIVITIES, storage terminal activities																		P	P	P

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	CD	A1	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
CABINET MAKING AND OTHER WOODWORKING																		S	P	P
CALL CENTER																				P
CEMETERY, public (Sec. 916)		P	S	S			S										P	P	P	P
CLUB OR LODGE (Sec. 905), except as regulated by Sec. 924		S	S	S	S	S	S								S	P	S	P		
CONVENIENCE CONTAINER AND RECYCLING FACILITY (Sec. 905.1)		S	S	S	S	S	S										P	P	P	P
CONVENIENCE RETAIL W/ GASOLINE SALES, including drive thru motor vehicle washing (Sec 916)		P														P	P	P	P	P
COTTON GIN (Sec. 916)		P																	P	P
CREMATORIUM																		P	P	P
DAY CARE FACILITY (Sec. 906)		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S ¹	S ¹
DETENTION FACILITIES/PRISONS (Sec. 907)																				Z
DRY CLEANING AND LAUNDRY COLLECTION, no cleaning on premises except in conjunction with service counter, provided not more than 2500 square feet are devoted to these processes																P	P	P		
DRY CLEANING/LAUNDRY, self service																	P	P		
DRY CLEANING OR LAUNDRY, commercial																		P	P	P
DWELLING, SINGLE & MULTIPLE FAMILY		P	P	P	P	P	P	P	P	P	P	P	P	P	S ²	S ²	S ²	S ²		
EXTERMINATING SERVICES																	P	P	P	P
EQUESTRIAN FACILITIES		P	P	P	P	P	P	S	S											
FARM SUPPLIES MERCHANDISING & MACHINERY SALES/SERVICING (Sec. 916)		P															P	P	P	P
FARMER'S MARKET, OPEN AIR		P					S											P		
FIRE STATION OPERATIONS/EMERGENCY SERVICES (Sec. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
FISH HATCHERY (Sec. 916)	P	P																	P	P
FLOWER SHOP/FLORIST																P	P	P		
FOOD PROCESSING																			P	P
FOOD PRODUCTION, with on premises retail sales of product																	P	P		

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	CD	A1	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
FOOD PRODUCTION/WHOLESALE SALES																		P	P	P
FOOD SALES/GROCERY STORES (Sec. 916)																P	P	P		
FUNERAL HOME (no crematory)		P													P	P	P	P		
GOLF COURSES (Sec. 908)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
GROUP HOME, six or less clients (Sec. 909)		P	P	P	P	P	P	P	P	P	P	P	P	P						
GROUP QUARTERS (Sec. 910)		S	S	S	S	S	S	S	S	S	S	S	S	S						
HARDWARE, PAINT & GARDEN SUPPLY SALES																P	P	P		
HAZARDOUS WASTE STORAGE/ DISPOSAL FACILITY (Sec. 911)																			S	S
HOME FURNISHING AND APPLIANCE SALES																	P	P		
HOME OCCUPATIONS, Incidental (Sec. 1002A)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
HOTEL/MOTEL, except as regulated by Sec. 924																	P	P		
INDUSTRIAL OPERATIONS NOT OTHERWISE PROHIBITED																				P
INDUSTRIAL SALES OF EQUIPMENT OR REPAIR SERVICE																			P	P
INTERNET CAFÉ/VIDEO GAMING (Sec. 911.1)																		P		
JANITORIAL SERVICE																	P	P	P	P
KENNEL OPERATIONS (Sec. 912)		S															P	P	P	P
LABORATORY OPERATIONS, medical or dental															P	P	P	P		
LABORATORY, RESEARCH (no animals)															P	P	P	P	P	P
LANDFILL, DEMOLITION/INERT DEBRIS																			P	P
LIBRARY (SEC. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
LIVESTOCK SALES & AUCTIONING (SEC. 916)		P																	P	P
LOCKSMITH																P	P	P	P	
MACHINE TOOL MANUFACTURING OR WELDING																				P

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MANUFACTURED HOME CLASS A, for residential occupancy		P		P		P	P		P				P ⁴							
MANUFACTURED HOME CLASS B, for residential occupancy		P		P			P						P ⁴							
MANUFACTURED HOME CLASS C, for residential occupancy (Sec. 913)													P ⁴							
MANUFACTURED HOME PARK, excluding any manufactured home sales													P							
MANUFACTURED HOME SALES																		P	P	P
MASSAGE & BODYWORKS THERAPY																P	P	P		
MILLING OR GRINDING GRAIN AND SEED INTO FOOD (SEC. 916)		P																	P	P
MINI-WAREHOUSING (SELF-STORAGE FACILITY) (no outside commercial storage of motor vehicles (Sec. 914)		P												S	Z	Z	P	P	P	P
MINI-WAREHOUSING (SELF-STORAGE FACILITY) (including outside commercial storage of motor vehicles)		S																P	P	P
MONUMENT SALES																		P	P	P
MONUMENT WORKS																			P	P
MOTOR VEHICLE STORAGE YARD																			P	P
MOTOR VEHICLE PARKING LOT, commercial															P	P	P	P		P
MOTOR VEHICLE PARTS AND ACCESSORIES SALES, contained within a building and without storage																P	P	P		
MOTOR VEHICLE REPAIR AND/OR BODY WORK (Sec. 916), excluding commercial wrecking/dismantling/storage of junked vehicles																		P	P	P
MOTOR VEHICLE RENTALS																	P	P	P	P
MOTOR VEHICLE SALES, new and used, including motor vehicle auctions																	P	P	P	P
MOTOR VEHICLE SERVICE STATION OPERATIONS (Sec. 916)																P	P	P	P	

³Reserved for future use

⁴Manufactured homes shall not be approved as the second unit for group developments in the R6A Residential district.

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	C D	A1	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
MOTOR VEHICLE WASHING																	P	P	P	P
MOTOR VEHICLE WRECKING YARDS AND JUNKYARDS (Sec. 915) including sale of parts																			S	P
NURSERY OPS/PLANT HUSBANDRY/GREENHOUSES (SEC. 916)	P	P					P										P	P	P	P
NURSING HOME/CONVALESCENT HOME/HOSPITAL/RETIREMENT HOME, etc. (Sec. 917)		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		
OFFICE SUPPLIES & EQUIPMENT SALES & SERVICE/MAILBOX SERVICE																	P	P		
OFFICE USE – doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession, clinics (Sec. 916)															P	P	P	P		
OFFICE USE – with no on-premises stock or goods for sale to the general public & the operations & services of which are customarily conducted & concluded by means of written, verbal or mechanically reproduced communications material															P	P	P	P		
PET SALES, excluding kennel activities or outside storage of animals																	P	P		
PHOTOGRAPHY STUDIO															P	P	P	P		
PRINTING AND REPRODUCTION SMALL SCALE, <4000 sq. ft.															P	P	P	P		
PRINTING AND REPRODUCTION LARGE SCALE, = > 4000 sq. ft.																		P	P	P
PUBLIC/COMMUNITY UTILITY STATIONS/SUBSTATIONS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
PUBLIC UTILITY WORKS, SHOPS OR STORAGE YARDS (Sec. 918)		S															P	P	P	P
PUBLISHING																			P	P
QUARRY (Sec. 919)		Z																		Z
RADIO OR TELEVISION STUDIO ACTIVITIES ONLY															P	P	P	P		
RAILROAD STATION/OPERATIONS																		P	P	P

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RECREATION/AMUSEMENT INDOOR (Sec. 920) conducted inside building for profit, not otherwise listed & not regulated by Sec. 924							P										P	P		
RECREATION/AMUSEMENT OUTDOOR (Sec. 920) conducted outside building for profit, not otherwise listed & not regulated by Sec. 924	P	P	S	S	S	S	S	S	S	S	S						S	P		
RECREATION/AMUSEMENT OUTDOOR (with mechanized vehicle operations) conducted outside building for profit, not otherwise listed & not regulated by Sec. 924		P																P		
RECREATION OR AMUSEMENT PUBLIC/PRIVATE (Sec. 920) not operated as a business for profit including playgrounds, neighborhood center buildings, parks, museums, swimming pools, etc., & not regulated by Sec. 924	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
RECREATION VEHICLE PARK AND/OR CAMPGROUNDS (Sec. 921)	S	S					S										P	P		
RELIGIOUS WORSHIP ACTIVITIES		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
REPAIR, RENTAL AND/OR SERVICING, of any product the retail sale of which is a use by right in the same district																P	P	P	P	P
RESIDENTIAL HABILITATION SUPPORT FACILITY (Sec. 922)		S		S			S								P	P		P		
RESTAURANT, operated as commercial enterprise, except as regulated by Section 924																P	P	P		
RETAILING OR SERVICING, LARGE SCALE (greater than 15,000 sq ft)and not otherwise listed																	P	P		
RETAILING OR SERVICING, SMALL SCALE (15,000 sq ft base bldg area or 65% of total land area, whichever is less) with operations conducted & merchandise stored entirely within a building & not otherwise listed herein															Z	Z	P	P		

SECTION 403 USE MATRIX

P = PERMITTED USE

S = SPECIAL USE (Sec. 1606 – Bd of Adj approval required)

Z = CONDITIONAL ZONING (Art V – Town Council approval required)

LAND USES	ZONING CLASSIFICATIONS																			
	CD	A1	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
SANITARIUM																		P		
SAWMILL AND/OR PLANING OPERATION (Sec. 916)	P	P																	P	P
SCHOOL, business and commercial for nurses or other medically oriented professions, trade, vocational & fine arts															P	P	P	P		
SCHOOLS, public, private, elementary or secondary (Sec. 916)		P	P	P	P	P	P	P	P	P	P	P	P	P	P					
SECOND-HAND, PAWN AND FLEA MARKET (Sec. 923)																		P		
SEPTAGE DISPOSAL SITE		P																	P	P
SEXUALLY ORIENTED BUSINESSES (Sec. 924)																				S
SHEET METAL FABRICATION																				P
SOLID WASTE DISPOSAL FAC. (Sec. 925)		S																		S
SPECIAL INFORMATION SIGNS (Sec. 1304 D)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
STORAGE-FLAMMABLE																				P
STORAGE-OPEN																				P
STORAGE-WAREHOUSE																				P
SWIMMING POOLS, Incidental to a principal use, (Sec. 1002C)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	P	P	P	P
TAILORING ((Dressmaking)																P	P	P		
TAXICAB STAND OPERATION																	P	P		
TELEPHONE SWITCHING/BOOSTER STATION		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
THEATER PRODUCTIONS, indoor, which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Section 924																P	P	P		
THEATER PRODUCTIONS, outdoor (Sec. 926) , which show only films previously submitted to & rated by the Motion Picture Association of America & not including theaters regulated by Section 924		S					S										S	P		
TIRE RECAPPING																				P
TOWER (Sec. 927)	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	P	P	P

SECTION 403 USE MATRIX

P = PERMITTED USE

S = SPECIAL USE (Sec. 1606 – Bd of Adj approval required)

Z = CONDITIONAL ZONING (Art V – Town Council approval required)

LAND USES	ZONING CLASSIFICATIONS																			
	CD	A1	R40	R40A	R30	R30A	RR	R20	R20A	R15	R7.5	R6	R6A	R5A	O&I(P)	C1(P)	C2(P)	C(P)	M1(P)	M(P)
TRADES CONTRACTOR ACTIVITIES, with or without outside storage of equipment or supplies																	P	P	P	P
TRAILER RENTALS, Including terminal activities, hauling and/or storage, incidental to same, but excluding mini-warehousing as defined herein																		P	P	p
TRUCK TERMINAL ACTIVITIES, repair & hauling and/or storage																		P	P	P
UPHOLSTERING OR FURNITURE REFINISHING																	P	P	P	P
VARIETY, GIFT AND HOBBY SUPPLY SALES																P	P	P		
VENDING MACHINE RENTAL																		P	P	P
VETERINARIAN (Sec. 916)		P	P	P			P									P	P	P		
WHOLESALE SALES, with operations conducted and merchandise stored entirely within a building and not otherwise listed herein																		P	P	P
WIRELESS COMMUNICATIONS & ACCESSORY SALES																P	P	P		