

Division 500 - Table of Permitted Uses

Use Category	Use Type	Residential Districts							Business / Office / Village Center Overlay / Downtown Overlay / Institutional Districts							Industrial Districts		Use Specific Standards	Land Use Group
		RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR	CBD	NBD	GBD	RBD	O-VCD	O-DD	I	L-I	H-I		
Household Living	Accessory Apartments	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	See Section 710.060 Accessory Apartment Use Standards.	
	Multi-Unit Apartments (3 or more units)	-	-	-	-	-	-	P	C	-	-	-	C	C	-	-	-		2
	Single-Family Detached (Site Built or Modular)	P	P	P	P	P	P	-	-	-	-	-	P	P*	-	-	-	* See Chapter 640 Downtown Master Plan Overlay District for limitations.	
	Single-Family (Class A Manufactured Home)	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-		
	Single-Family (Class B Manufactured Home)	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-		
	Townhouse	-	-	-	-	-	-	P	C	-	-	-	C	C	-	-	-		1
	Two-Family Dwelling	-	-	-	-	-	-	P	C	-	-	-	C	P	-	-	-		1
	Upper-Story Residential	-	-	-	-	-	-	-	P	-	C	-	P	P	-	-	-		
Group Living	Boarding or Rooming Houses	C	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-		
	Group Homes, Small	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-		
	Group Homes, Large	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-		1
	Special Care Facility	C	C	C	C	C	C	C	-	-	C	C	-	-	C	C	-		1
	Halfway House	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-		1
Elder Care	Nursing Care or Skilled Care Facility, Assisted Living Facility, Senior Housing, Independent Living, Continuing Care Facility	C	C	C	C	C	C	P	C	C	P	-	C	C	P	-	-		2
Agriculture	Agricultural Operations with Livestock	P	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	No livestock or poultry may be kept within 150 feet of an adjoining lot line.	
	Agricultural Operations without livestock	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-		
	Agriculture Support and Service Activities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No livestock or poultry may be kept within 150 feet of an adjoining lot line.	2
	Greenhouse or Nursery (Wholesale)	P	-	-	-	-	-	-	-	-	-	-	P*	-	-	P	-	* Only permitted in Sun Valley O-VC for buildings in existence as of September 1, 2018. See Chapter 630 Village Center Overlay Zone (O-VC) and Chapter 760 Commercial Greenhouses for additional requirements.	1

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	Greenhouse/Garden Center, Retail	C	C	C	C	C	-	-	-	-	P	P	-	-	-	-	-	See Chapter 760 Commercial Greenhouses for additional requirements.	2
	Horseback Riding Stables	P	C	C	C	C	C		-	-	-	-	-	-	-	-	-	See Chapter 7110 Livestock and Horse Stables for additional requirements.	1
	Farrier Shop	C	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		2
	Equine Stables accessory to Single-Family residence	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	See Chapter 7110 Livestock and Horse Stables for additional requirements.	
	Silviculture Operations	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Slaughterhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C		3
Animal Services	Animal Foster Care	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-			
	Animal Services -- veterinarian offices (may include indoor kennels, and boarding facilities as accessory uses)	P*	-	-	-	-	-	-	P	P	P	P	C	C	-	P	-	All outdoor run perimeter to be 100 feet from a residential property. * Minimum 2 acres in RSF district and front a thoroughfare or boulevard roadway. Kennels and boarding in O-VC or O-DD only associated with medical care.	2
	Indoor/Outdoor Boarding Kennel, Day Care; Animal Shelter	C*	-	-	-	-	-	-	-	-	C	P	-	-	-	P	-	All outdoor run perimeter to be 100 feet from a residential property. * Minimum 3 acres in RSF district and front a thoroughfare or boulevard roadway. May not be located in a platted residential subdivision.	2
	Sales and Grooming	-	-	-	-	-	-	-	P	P	P	P	P	P	-	P	-	All outdoor run perimeter to be 100 feet from a residential property.	1
Artist Work and Sales Space	Artisan Production (cabinet making, glass blowing, metal smithing, etc.)	-	-	-	-	-	-	-	C	C	P	P	P*	C	-	P	-	* Permitted in O-VC when located in an industrial base district.	1
	Artist Studio and Art Galleries	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-		2
	Recording Studios	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-		2
Day Care	Adult Day Care Center	-	-	-	-	-	-	P	P	P	P	P	P	P	P	C*	-	* See Section 540.010 District Descriptions for Light Industrial District.	1

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	Adult Day Care Home (up to 6 enrollees)	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-		
	Child Care Center	-	-	-	-	-	-	P	P	P	P	P	P	P	P	C*	-	* See Section 540.010 District Descriptions for Light Industrial District.	1
	Family Child Care Home (up to 9 enrollees)	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	Refer to Division 1600 Terminology and Measurements for Family Child Care Home.	
Educational Uses	Business or Trade Schools	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-		2
	College or University	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-		1
	School, Public or Private	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	-		1
Event and Entertainment	Adult Uses	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	See Chapter 720. Adult Use Regulations.	3
	Amusement Arcades and Billiard Parlors	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-		2
	Banquet Hall and Event Venue	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-		2
	Convention Facility	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-		2
	Electronic Gaming Operation	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	See Chapter 7250. Electronic Gaming Operations.	2
	Escape Room or Roll Play Gaming Establishment	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-		2
	Fraternal Organization or Lodge	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-		2
	Hookah Lounge	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-		2
	Private Club/Tavern	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-		2
	Theater, Motion Picture	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	Conditional Zoning approval required for outdoor theater use.	2
	Theatrical Playhouse (Excluding Adult Use)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	Conditional Zoning approval required for outdoor theater use.	2
Food Service	Bakery	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P*	P	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Breweries, Distilleries, Wineries	-	-	-	-	-	-	-	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	-	P/C*	P/C*	See Chapter 7230. Breweries, Distilleries and Wineries. * Conditional Zoning approval for outdoor operations.	2
	Catering Kitchen/Food Production	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P*	-		2

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	Delicatessen	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P*	-	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Coffee Shop and Ice Cream Store	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P*	-	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Restaurants without drive-through service	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P*	-	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Restaurants with drive-through service	-	-	-	-	-	-	-	C	C	P	P	P	C	-	-	-		2
Financial Services	Banks, Consumer Investment Services, Consumer Loan Offices, Savings and Loan Association	-	-	-	-	-	-	-	P/C*	P/C*	P	P	P	P/C*	P	-	-	Conditional Zoning approval required for facilities with drive-thru windows.	2
	Payday Loan Stores	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-		2
Funeral and Interment Service	Cemetery or Mausoleum	C	-	-	-	-	-	-	P	P	P	-	-	P	P	-	-	Must be at least 40 feet from adjacent property lines and street right-of-ways.	2
	Crematorium (stand-alone with no Funeral Services)	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P		3
	Funeral Home	-	-	-	-	-	-	-	C	C	P	P	C	C	P	-	-		2
Government Facilities	Detention Center	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P		3
	Emergency Services	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P		2
	Government Office	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	-		1
	Library and Cultural Exhibits/Museum	P	P	P	P	P	P	-	P	P	P	P	P	P	P	-	-		1
	Post Office	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-		2
	Community Service Uses	-	-	-	-	-	-	-	P	P	P	P	C	C	P	-	-		2
	Social Service Agencies	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-		2
Health Care	Hospital	C	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-		2
Lodging	Bed and Breakfast	P	C	C	C	C	C	-	P	P	-	-	-	P	P	-	-	See Chapter 740. Bed and Breakfast.	1
	Hotel	-	-	-	-	-	-	-	C	C	C	P	C	C	-	-	-	Motels with exterior entry doors to individual rooms are not permitted.	2

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	Hotel, Extended Stay Facility/	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	Motels with exterior entry doors to individual rooms are not permitted.	2
Offices	Business, Professional or Medical Office	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P		1
	Contractor/Construction Office with outdoor storage	-	-	-	-	-	-	-	-	-	C	C	C	-	-	P	P		3
	High-Tech Offices/Labs	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P		1
Personal Services	Alterations/Tailor/Shoe Repair	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-		1
	Body Piercing/Tattooing	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	Minimum 500 feet separation from school uses.	2
	Consumer Dry Cleaning Service	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P*	-	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Consumer Repair Services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-		1
	Fortune Telling Service	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-		1
	Health Clubs/Fitness Centers/Instructional Studios	-	-	-	-	-	-	-	P	P	P	P	P	P*	P	P*	-	* See Chapter 540. Industrial Zoning Districts, Section 540.040, D. Floor Area Limits for Ancillary Service Establishments.	2
	Hair, Nail & Tanning Salon/Barbershop	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-		1
	Laundromat	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		2
	Mailing/Copying/Blueprint Services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-		1
Recreation	Golf Course	P	C	C	C	C	C	C	-	-	P	P	-	-	-	-	-	See Chapter 7160. Non-Accessory Golf Driving Ranges and Golf Courses.	1
	Golf Course, Miniature	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		2
	Indoor Shooting Range	-	-	-	-	-	-	-	-	-	C	C	-	-	-	P	P	See Chapter 7190. Indoor Firearm Shooting Range Facilities.	2
	Public Parks and Open Spaces	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		1
	Recreational Facility, Indoor Small	-	-	-	-	-	-	-	P	P	P	P	P	P	P	C	-		2
	Recreational Facility, Indoor Large	-	-	-	-	-	-	-	C	C	P	P	C	C	P	C	-		2
Recreational Facility, Outdoor	C	C	C	C	C	C	-	C	C	P	P	C	C	P	C	-		2	
Religious	Religious Assembly	P	P	P	P	P	P	-	P	P	P	P	P	P	P	-	-		1

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Retail	ABC Stores	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	See Chapter 7210. Alcohol Beverage Control (ABC) Store.	2
	Antique Shops	-	-	-	-	-	-	-	P/C*	P/C*	P	P	P/C*	P/C*	-	-	-	See Chapter 7220. Second Hand Thrift/Consignment Sales and Antique Shops.	2
	Building Material and Lumber Store	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		3
	Convenience Market (stand alone)	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-		2
	Convenience Market with Gasoline Pumps or Gas Station	-	-	-	-	-	-	-	-	-	P	P	C	-	-	P	-		2
	Home Improvement Superstore	-	-	-	-	-	-	-	-	-	P	P	C	-	-	-	-		3
	Light Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-		2
	Outdoor Flea Market	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-		2
	Outdoor Retail Sales	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	See Chapter 7200. Outdoor Storage and Sales.	3
	Pawn Shop	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		2
	Pharmacy/Drug Store with drive-through	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	-		2
	Pharmacy/Drug Store without drive-through	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-		2
	Retail Sales, General	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-		2
	Retail Sales, with on-premises beer and wine consumption/sales	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-		2
	Second Hand Thrift/Consignment Sales	-	-	-	-	-	-	-	P/C*	P/C*	P	P	P/C*	P/C*	-	-	-	See Chapter 7220. Second Hand Thrift/Consignment Sales and Antique Shops. * Conditional Zoning if Planning Director deems necessary.	2
Sporting Good Stores (including firearm retail and gunsmithing)	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-		2	
Tobacco and Vape Shops	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	Minimum 500 feet separation from school uses.	2	
Wholesale Market	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-		3	
Communication Services and Utilities	Freestanding Wireless Tower	C	C	C	C	C	C	C	C	C	P	P	C	C	P	P	P	See Chapter 7180. Wireless Communication Antennas and Towers.	2
	Radio or TV Station	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-		2

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	Small Cell Wireless Tower	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	* Must comply with G.S. 160D, Article 9, Part 3. Wireless Telecommunications Facilities.	
	Utilities, Major	C	C	C	C	C	C	C	-	C	C	C	C	-	C	C	C	See Section 110.080 Authorization of Exemption for exemptions. See Chapter 770. Electric Substations.	3
	Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		2
	Wireless Tower or Antenna co-located on existing building, structure or tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Chapter 7170. Wireless Communication Antennas and Towers.	
Vehicle Sales and Rentals	Auto Parts Sales (retail)	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-		2
	Auto Parts Sales with Service	-	-	-	-	-	-	-	-	-	P	P	C	-	-	-	-		2
	Automobile, Boat, Motorcycle, and RV Sales and Rentals	-	-	-	-	-	-	-	-	-	P	P	P*	-	-	P*	-	See Chapter 7160. Vehicle Sales Lots. * No sales lot or outdoor storage permitted.	2
	Wholesale Vehicle Sales	-	-	-	-	-	-	-	P	P	P	P	P*	P	P	P*	-	See Chapter 7160. Vehicle Sales Lots. * No sales lot or outdoor storage permitted.	2
Vehicle Services	Auto Customizing/Detailing	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	-		2
	Car Wash, Stand-Alone	-	-	-	-	-	-	-	-	-	P	P	P*	-	-	-	-	* See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	2
	Motor Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	P	C*	-	-	P	P	Permitted outright for buildings in existence as of September 1, 2018. * See Chapter 630. Village Center Overlay Zone (O-VC) for permitted locations and additional requirements.	2
	Motor Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	P	P	C*	-	-	P	P	Permitted outright if located within industrial base district. * See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	2

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Self-Storage	RV and Boat Storage	-	-	-	-	-	-	-	-	-	-	-	C	P*	-	-	P	P	* Only permitted in Sun Valley O-VC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	2
	Self-Storage Facilities	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	P*	P	P	* Indoor, climate-controlled storage facility only.	2
	Vehicle Storage and Towing	-	-	-	-	-	-	-	-	-	-	-	C	C*	-	-	P	P	* Only permitted in Sun Valley O-VC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	3
General Industrial	Building Maintenance Services	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P		2
	Contractor/Construction Storage Yard	-	-	-	-	-	-	-	-	-	-	-	-	C*	-	-	P	P	* Only permitted in Sun Valley O-VC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	3
	Equipment Repair	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P		2
	Heavy Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	-	-	P*	C*	-	-	P	P	See Chapter 7160. Vehicle Sales and Rental Lots. * See Chapter 630. Village Center Overlay Zone (O-VC) for permitted locations and additional requirements. Permitted outright for buildings in existence as of September 1, 2018.	2
	Laundry/Dry Cleaning Plants	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	P	P	* Only permitted in Sun Valley O-VC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	2
	Printing/Publishing	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	P*	P	P	* Limited 10,000 square feet gross floor area in commercial and institutional districts.

Division 500 - Table of Permitted Uses

Use Category	Use Type	Residential Districts							Business / Office / Village Center Overlay / Downtown Overlay / Institutional Districts							Industrial Districts		Use Specific Standards	Land Use Group
		RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR	CBD	NBD	GBD	RBD	O-VCD	O-DD	I	L-I	H-I		
	Warehousing, Wholesale Distribution, and Freight Movement	-	-	-	-	-	-	-	-	-	-	p*	p**	-	-	P	P	* Permitted for existing office/warehouse facilities only built prior to December 30, 2008. ** See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements. Separation requirements do not apply to buildings built prior to September 1, 2018.	3
Manufacturing	Manufacturing, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P		3
	Manufacturing, Light	-	-	-	-	-	-	-	-	-	-	-	p*	-	-	P	P	* Only permitted in Sun Valley O-VC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	3
Mining / Excavation	Mining/Excavation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	Must be established within O-MD.	3
Waste-Related Uses	Junk/Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C		3
	Recycling Facilities, Indoors	-	-	-	-	-	-	-	-	-	-	-	p*	-	-	P	P	* Only permitted in Sun Valley O-VC for buildings in existence as of September 1, 2018. See Chapter 630. Village Center Overlay Zone (O-VC) for additional requirements.	3
	Recycling Facilities, Outdoors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C		3
	Resource Recovery Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C		3
	Waste Transfer Stations	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P		3
Airport (public or private)	Airport	C	-	-	-	-	-	-	-	-	-	-	-	C	-	-		3	
Notes:																			
1. Use codes codes are as follows: P = Permitted Use; C = Conditional Zoning; and " - " = Prohibited Use, Not Permitted.																			
2. See Supplementary Use Regulations for additional requirements in Division 700.																			