

4.3 Use Classifications

The list of use classifications included in the Use Table (Table 4.2.2) and defined in this subsection is intended to classify uses on the basis of common functional characteristics and land use compatibility. Other uses not specifically listed in the Use Table, but exhibiting similar characteristics to a listed use, shall be so classified by the interpretation of the Planning Director pursuant to the procedures and standards of Sec. 1.6 *Interpretation and Conflict*.

4.3.1 Residential Uses

- A) ***Accessory Apartment***
A secondary dwelling unit either (1) inside of or added to an existing single-family dwelling, (2) in an accessory structure on the same lot as the principal single-family dwelling, (3) on any floor except for the ground floor of a commercial use in the B1 Neighborhood Business District, B2 Downtown Business District, MEC-CZ Major Employment Center District, TND-CZ Traditional Neighborhood District, PUD-CZ Planned Unit Development District, or (4) on any floor of a commercial use in the MORR Mixed Office-Residential-Retail District or SD-CZ Sustainable Development Conditional Zoning District. An accessory apartment is a complete, independent living facility equipped with a kitchen and with provisions for sanitation and sleeping. An accessory structure may include a loft.
- B) ***Reserved***
- C) ***Congregate Living Facility***
A residential land use consisting of any building or section thereof, residence, private home, boarding home, or home for the aged, whether or not operated for profit, which undertakes, for a period exceeding 24 hours, housing, food service, and other related personal services for persons not related to the owner or administrator by blood or marriage. The term shall not mean "nursing home," "intermediate care facility," or similar facility that provides medical care and support services to persons not capable of independent living.
- D) ***Duplex***
A structure on a single lot containing two dwelling units. No more than one structure on a single lot is permitted.
- E) ***Family Care Home***
A transitional housing facility with support and supervisory personnel licensed by the State of North Carolina or operated by a nonprofit corporation chartered pursuant to Chapter 55A, North Carolina General Statutes, which provides room and board, personal care and rehabilitation services in a supportive family environment for not more than six residents, exclusive of supervisory personal, including but not limited to, handicapped persons, older adults, foster children, abused individuals, homeless persons, and those recovering from drug or alcohol abuse. This use shall include Family Care Homes, as defined in North Carolina General Statute 168-21. This use shall not serve primarily as an alternative to incarceration, shall not include individuals who are dangerous to others, as defined in North Carolina General Statute 122C-3(11)b, and shall not include persons living together as a fraternal, sororal, social, honorary, or professional organization.
- F) ***Farm Residence***
A dwelling unit, excluding a mobile home or a manufactured home located on a parcel of land used for a bona fide agricultural use and occupied by the owner or operator of the farm operation.
- G) ***Reserved***

H) **Manufactured Home**

- 1) A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with a permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein (requires a permanent foundation). Manufactured home includes any structure that meets all the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et. seq.
- 2) For manufactured homes built prior to June 15, 1976, manufactured home means a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semi-permanent foundation having a measurement of over 32 feet in length and over eight feet in width. Manufactured home also means a double-wide manufactured home, which is two or more portable housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semi-permanent foundation having a measurement of over 32 feet in length and over eight (8) feet in width.

I) **Mobile Home**

A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation (can be developed without a permanent foundation). A mobile home shall be over 32 feet in length and over eight (8) feet in width, and shall be for year round occupancy. Mobile home also includes a double-wide mobile home. All mobile homes referred to in this Ordinance shall be constructed in accordance with the rules and regulations set forth in "Mobile Homes, Modular Dwelling Units, and Other Factory Built Structures," 1970 edition, as published by the North Carolina Department of Insurance, as modified by "Manufacture and Sale of Mobile Homes," 1971, also published by the North Carolina Department of Insurance, to the extent they are not inconsistent with Secs. 143-144-143.151.1, N.C.G.S.

J) **Reserved**

K) **Multi-Family or Apartment**

A structure containing more than four (4) dwelling units, excluding a mobile home or a manufactured home. More than one structure on a single lot is permitted.

L) **Nursing or Convalescent Facility**

An establishment where, for compensation, care is offered or provided for three (3) or more persons suffering from illness, other than a contagious disease, or sociopathic or psychopathic behavior, which is not of sufficient severity to require hospital attention, or for three or more persons requiring further institutional care after being discharged from a hospital, other than a mental hospital. Patients usually require domiciliary care in addition to nursing care.

M) **Security or Caretaker Quarters**

A dwelling unit, which may be a mobile home or a manufactured home located on a site for occupancy by a caretaker or security guard.

- N) **Single-Family**
The use of a single lot for one (1) detached dwelling unit with open yards on all sides, excluding a mobile home or a manufactured home.
- O) **Townhouse**
A structure located on a single lot with two (2) or more dwelling units that are two stories and attached by a party wall to one or more other dwelling units, each on its own lot.
- P) **Townhouse, detached**
The use of a single lot for one detached dwelling unit with open yards on all sides that is planned as an integrated development with a property owners association responsible for all exterior maintenance, excluding a mobile home, a manufactured home, or a single-family home.
- Q) **Triplexes or Quadplexes**
A structure on a single lot containing three (3) or four (4) dwelling units, excluding a mobile home or a manufactured home. No more than one (1) structure on a single lot is permitted.

4.3.2 Public and Civic Uses

- A) **Airplane Landing Strip**
A private ground facility designed to accommodate landing and take-off operations of aircraft used by individual property owners. Such use is considered an Airport Facility as defined in Sec. 12.2 *Terms Defined*.
- B) **Airport**
Any public or privately owned or operated ground facility designed to accommodate landing and take-off operations of aircraft. Such use is considered an Airport Facility as defined in Sec. 12.2 *Terms Defined*.
- C) **Ambulatory Healthcare Facility with Emergency Department**
A facility licensed by the State of North Carolina that maintains and operates organized facilities for medical and/or surgical diagnosis and procedures, including outpatient care and emergency department. A helipad shall be considered an accessory use for an Ambulatory Healthcare Facility with Emergency Department.
- D) **Assembly Hall, Nonprofit**
The principal use of a site or facility owned or operated for a social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business. Typical uses include fraternal organizations and union halls.
- E) **Assembly Hall, for-profit**
The principal use of a site or facility owned and/or operated for social, educational, or recreational purposes for-profit. Typical uses include but are not limited to weddings, receptions, private parties, educational/informational workshops, and classes. No retail sales except under Sec. 4.6.1.C.5 *Temporary Uses Promotional Event*.
- F) **Cemetery**
Land used or intended to be used for commercial burial, whether human or animal, including a mausoleum, or columbarium.
- G) **Church or Place of Worship**
A site and its buildings used primarily for religious worship and related religious services by a tax-exempt religious group. Churches may include cemeteries

belonging to and operated by the church, day care facilities, pre-schools, and/or schools. Churches shall not include homeless shelters, unless they are approved as a special use pursuant to Sec. 2.3.5 *Special Use Permit*.

- H) ***Day Care Facility***
An establishment, licensed by an agency of the state of North Carolina, which provides non-medical daytime care or services for three or more persons on a daily or regular basis less than 24 hours a day, but not overnight. Day care facility includes child care facilities as defined by N.C.G.S., day care facilities for adults, and programs for pre-school aged children that provide care for over four hours per day per child.
- I) ***Government Service***
Buildings or facilities owned or operated by a government entity that provide services for the public, excluding utility and recreational services. Typical uses include administrative offices of government agencies, post offices, public libraries, police and fire stations, EMS stations, and transit stations.
- J) ***Helipad or Helipad***
An area used for landing or take-off of helicopters, including all of the area or buildings which are appropriate to accomplish these functions, including refueling.
- K) ***Hospital***
A facility licensed by the State of North Carolina that maintains and operates organized facilities for medical or surgical diagnosis and procedures, care, including overnight and outpatient care, and treatment of human illness. A helipad shall be considered an accessory use for a hospital.
- L) ***School, Public or Private***
A premises or site upon which there is an institution of learning, whether public or private, that conducts regular classes and courses of study required for accreditation as an elementary, secondary, or post-secondary school by the State of North Carolina.
- M) ***Transportation Facility***
A facility for loading, unloading, and the interchange of passengers, baggage, and freight or package express between modes of transportation. Typical uses include bus terminals, railroad stations and yards, and major mail-processing centers.
- N) ***Veterinary Clinic or Hospital***
An establishment primarily engaged in providing medical care and treatment for animals, provided that such hospital or clinic and any treatment rooms, cages, pens or kennels are maintained in a completely enclosed soundproof building and that the veterinary clinic or hospital is operated in such a way as to produce no objectionable odors outside its walls. Such use may also include a pet crematory.
- O) ***Vocational School***
An establishment, for profit or not, offering regularly scheduled instruction in technical, commercial, or trade skills such as, but not limited to business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, or other types of vocational instruction.
- P) ***Drop-In or Short-Term Child Care***
An establishment primarily engaged in the care of children for short periods of time where the parents are easily accessible or on the premises. Drop-In/Short-Term Child Care is not required to be regulated by the State.

4.3.3 Utilities

- A) **Chipping and Mulching**
A permanent facility designed to cut tree limbs and brush into small pieces for use as mulch.
- B) **Communication Tower, Commercial**
Commercial AM/FM radio, television, microwave, digital and cellular telephone transmission and reception towers and accessory equipment and buildings, which are not designed to be stealth communication towers.
- C) **Communication Tower, Stealth**
 - 1) Constructed Stealth Tower. Commercial AM/FM radio, television, microwave, digital and cellular telephone transmission and reception towers and accessory equipment and buildings which are designed to appear like trees, flag poles, or similar uses, so that they can be located and configured to be generally consistent with the character of higher density residential land uses and/or retail land uses.
 - 2) Camouflage Stealth Tower. Transmission and reception devices and accessory equipment which are designed to be an integral part of another permitted structure (e.g., an existing building, water tower, church steeple) will be considered a Camouflage Stealth Tower.
- D) **Electrical Power Facility**
The principal use of land for an electrical generation facility. See Sec. 4.3.3.J *Utility, minor* for electrical substation and other elements of an electrical transmission network.
- E) **Incinerator**
A permanent facility operated alone or in conjunction with a landfill for the purpose of burning solid waste or trash to ash.
- F) **Recycling Center**
A permanent facility designed and used for collecting, purchasing, storing, dropping-off and redistributing pre-sorted, recyclable materials that are not intended for disposal. A recycling center shall be used for limited processing of recyclable materials, such as can and glass crushing and sorting.
- G) **Recycling Collection Station**
A mobile container or bin designed and used for deposit of recyclable materials.
- H) **Recycling Plant**
A permanent facility designed and used for receiving, separating, storing, converting, baling or processing non-hazardous recyclable materials that are not intended for disposal. The use may include construction debris recycling or other intensive recycling processes such as chipping and mulching.
- I) **Sanitary Landfill**
A disposal facility employing an engineered method of disposing of solid waste on land in a manner that minimizes environmental hazards.
- J) **Utility, Minor**
Elements of utility distribution, collection, or transmission networks, other than electrical power facilities, required by their nature to be relatively dispersed throughout the service area. Typical uses include gas and water substations, water

towers, sewage lift stations, electrical substations and telephone exchange buildings and substations.

- K) **Water Reservoir**
Either a natural or man-made body of water, like a lake, where water is stored for drinking.
- L) **Water or Wastewater Plant**
A central water system or a wastewater treatment facility.
- M) **Land Clearing and Inert Debris Landfill**
A disposal facility that consists of solid waste that is generated solely from land-clearing activities such as stumps and trees; and inert debris such as brick, concrete and clean soil.
- N) **Wireless Support Structure**
A new or existing structure, including but not limited to, a monopole, lattice tower, or guyed tower that is designed to support or is capable of supporting wireless communication facilities in public rights-of-way.
- O) **Wireless Communication Facility**
The set of equipment and network components in a public right-of-way, exclusive of the underlying wireless support structure, including but not limited to antennas, transmitters, receivers, base stations, power supplies, cabling, backhaul transmission equipment, distributed antenna systems, and associated equipment necessary to provide wireless data and wireless telecommunications services to a discrete geographical area.
- P) **Communication Tower, Public Safety**
Transmission and reception towers and accessory equipment and buildings which are designed and operated solely for Public Safety purposes including police, fire, and EMS.
- Q) **Yard waste transfer station**
A permanent facility designed to store unprocessed yard waste material for transfer to off-site chipping, mulching, or landfill locations.

4.3.4 Recreational Uses

- A) **Arena, Auditorium, or Stadium**
An open, partially enclosed or fully enclosed facility primarily used or intended for commercial spectator sports or entertainment. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.
- B) **Beach Bingo**
An establishment that promotes bingo games which have prizes of 10 dollars or less or merchandise that is not redeemable for cash and that has a value of 10 dollars or less.
- C) **Botanical Gardens**
A large garden for the exhibition and scientific study of collected, growing plants, usually in association with greenhouses, and/or herbariums.
- D) **Campground**
Land established as a commercial campsite for recreational use and not as living quarters.

- E) **Entertainment, Indoor**
An establishment offering entertainment or games of skill to the general public for a fee or charge where the activity takes place indoors. Typical uses include bowling alleys; indoor tennis facilities; indoor swimming pools; inflatable play equipment; racquet clubs; game rooms including but not limited to video games, mechanical games, pay devices, or tables for which charge in money or some other valuable is made either directly or indirectly; laser tag; escape rooms; climbing walls; trampoline park; and electric go-karts.
- F) **Entertainment, Outdoor**
An establishment offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open, excluding golf courses and public parks. Typical uses include archery ranges, athletic fields, batting cages, golf driving ranges and miniature golf courses, swimming pools and tennis courts.
- G) **Fish Hatchery and Fish Pond**
A place within a lake or river, established either for commercial or non-commercial purposes, where fish lay eggs and their young are nurtured and raised.
- H) **Reserved**
- I) **Golf Course**
A facility providing a private or public golf recreation area designed for executive or regulation play along with a golf support facility. Golf course does not include a miniature golf facility.
- J) **Greenway**
Public or private lands relying on a natural or man-made resource base that provides opportunities for active recreational activities, passive recreational opportunities or open space lands.
- K) **Horse Boarding and Riding Stable**
A facility for the care and feeding of four or more horses for a fee.
- L) **Park, Active**
A park that provides opportunities for active recreational activities to the general public like ballfields, jogging trails, exercise areas, and playgrounds.
- M) **Park, Passive**
A public or private outdoor recreational use relying on a natural or man-made resource base that is developed with a low intensity of impact on the land. Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relates to the natural qualities of the area, and support facilities for such activities. Support facilities may include caretakers quarters.
- N) **Recreation facility, private**
A private recreational facility located within a residential subdivision or multi-family development. Typical facilities include, but are not limited to, playgrounds, clubhouses, swimming pools, pool houses, tennis courts, volleyball courts, and basketball courts. These facilities may allow non-resident memberships but are primarily for the use of the residents of the subdivision or multi-family development.
- O) **Zoological Garden**
A public park or large enclosure where live animals are kept for display to the public.

- P) **Youth or Day Camps**
An establishment providing activities for groups of school-aged children such as YMCA camps and indoor or outdoor activities for children, including but not limited to, sports, arts and crafts, music instruction, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service.
- Q) **Regional Recreation Complex**
A large, for-profit facility typically composed of a variety of indoor and outdoor recreation and amusement activities such as, but not limited to, bowling, laser tag, go-carts, zip lines, ropes courses, bungee jumping, rock climbing, arcades, sports courts, skating, trampolines, and similar uses. Accessory uses may include restaurant with bar (see Sec. 4.4.4), concession stands, equipment rental counters, and event rooms. The use does not allow for traditional amusement parks or theme parks where the majority of the rides are outdoor thrill rides, such as roller coasters. Outdoor recreation and amusement activities that are part of a regional recreation complex must be approved under a Special Use Permit as an accessory use to an indoor facility.
- R) **Shooting Range, Indoor**
A fully enclosed building or part of a fully enclosed building specifically designed and operated for the use of rifles, shotguns, pistols, black powder, archery, or any other shooting activity.
- S) **Shooting Range, Outdoor**
An outdoor area designed and operated for the use of rifles, shotguns, pistols, black powder, archery, or any other shooting activity; provided, however, that the presence of buildings and/or accessory structures, including, but not limited to, sheltered firing lines, firing ports, stations, pavilions, sheds and canopies, on or within the outdoor area shall be permitted and the presence of such building or structures shall not cause an outdoor shooting range to be considered an indoor shooting range.

4.3.5 Commercial Uses

- A) **Adult Use**
- 1) *Adult establishment.* Any place defined as an adult establishment by NCGS 14-202.10, as amended, except the definition of massage business shall not include any establishment or business where massage is practiced that is a health club, exercise studio, hospital, physical therapy business or similar health related business. Adult establishment specifically includes any massage business where massages are rendered by any person exhibiting "specified anatomical areas" and/or where massages are performed on any client's "specified anatomical areas" as defined by NCGS 14-202.10, as amended.
 - 2) *Bar, nightclub, wine bar, or taproom.* An establishment primarily dispensing alcoholic beverages for consumption on premises. This use typically includes live bands, other music, and dancing as well as games of skill, such as, but not limited to, pool or darts for use by the patrons of the establishment. This use may include the on-premise sale, service, and consumption of food.
 - 3) *Electronic gaming operations.* Any business enterprise, whether as a principal or accessory use, where persons utilize electronic machines, including but not limited to computers and gaming terminals, whether connected to the internet or not, to conduct games of chance, including sweepstakes, and where cash, merchandise or other items of value are redeemed or otherwise distributed, whether or not the value of such

distribution is determined by electronic games played or by predetermined odds, which have a finite pool of winners. Electronic gaming operations including, but not limited to, internet cafés, internet sweepstakes, business centers, electronic gaming machines/operations, video sweepstakes, cybercafés, or by whatever other terminology such establishment might be known. This does not include any lottery approved by the State of North Carolina. Businesses which could have legally obtained a Certificate of Zoning Compliance for accessory use of Electronic Gaming Operations and had Electronic Gaming machines on their premises prior to March 2, 2010 may legally continue operation of their Electronic Gaming Operations as an accessory use.

- 4) *Tattoo parlor and body piercing.* An establishment whose principal business activity is the practice of placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin and regulated by NCGS 130A-283 *Tattooing Regulated*, as amended, and NCGS 14-400 *Tattooing: Body Piercing Prohibited*, as amended. Accessory uses may include body piercing.

B) Communications

- 1) *Broadcasting station (radio and television).* An establishment primarily engaged in the provision of commercial broadcasting services accomplished through the use of electronic mechanisms. Typical uses include radio and television broadcasting studios.
- 2) *Radio and television recording studio.* An establishment primarily engaged in the development and recording of programs for radio and television (but not broadcasting).

C) Food and Beverage Service

- 1) *Restaurant, drive-through.* An establishment where the principal business is the sale of food and beverages to the customer in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-through restaurant offering quick food service, where orders are generally not taken at the customer's table but at a counter, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in a motor vehicle at a drive-through window.
- 2) *Restaurant, general.* An establishment where the principal business is the sale of food and beverages in a ready-to-consume state, and the design or principal method of operation consists of one or more of the following:
 - a) A sit-down restaurant or café where customers normally sit at a table, are provided with an individual menu, and are generally served food and beverages in non-disposable containers by a restaurant employee. Customers may also be served food and beverages by a restaurant employee at a counter; or
 - b) A cafeteria or cafeteria-type operation where foods and beverages generally are served in non-disposable containers and consumed within the restaurant; or
 - c) A restaurant, which may have characteristics of a fast food restaurant, having floor area exclusively within a shopping or office

center, sharing common parking facilities with other businesses within the center, and having access to a common interior pedestrian accessway.

- d) An establishment primarily engaged in the retail sale of a limited variety of baked goods, candy, coffee, ice cream or other specialty food items, which may be prepared for on-premises sale and which may be consumed on the site, but excluding any service to a customer in an automobile. Typical uses include delicatessens, retail bakeries, coffee shops, donut shops, and ice cream parlors.
 - e) This use may include the on-premise sale, service and consumption of alcoholic beverages as an accessory and secondary use.
- 3) *Commissary.* A commercial kitchen where food service providers can go to store, cook, and prepare foods. These foods are not available for sale or consumption at the commissary. Typical use for a commissary would be for commercial food trucks, bakeries, and caterers.

D) Office and Research

- 1) *Dispatching office.* An establishment principally involved in providing services off-site to households and businesses. Typical uses include janitorial services, pest control services, and taxi, limousine, and ambulance services.
- 2) *Medical or dental clinic or office.* An establishment where patients, who are not lodged overnight except for emergency treatment, are admitted for examination and treatment by one (1) person or group of persons practicing any form of healing or health-building services to individuals, whether such persons be medical doctors, chiropractors, osteopaths, podiatrists, optometrists, dentists, orthodontists, naturopaths, homeopaths, nutritionists, licensed therapeutic massage therapists, psychologists, psychiatrists, rehabilitation therapists, speech and language therapists, occupational therapists, acupuncturists or any such profession, the practice of which is lawful in the State of North Carolina.
- 3) *Medical or dental laboratory.* A facility for the construction or repair of prosthetic devices or medical testing exclusively on the written work order of a licensed member of the dental or medical profession and not for the public.
- 4) *Office, business or professional.* An establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include property and financial management firms, insurance agencies, employment agencies, travel agencies, advertising agencies, secretarial and telephone services; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; and business offices of private companies, non-profit organizations, utility companies, contractor's office without storage yard, public agencies, and trade associations.
- 5) *Pilot plant.* A facility in which processes planned for use in production elsewhere are tested.
- 6) *Publishing office.* An establishment engaged in the preparation and editing of books, magazines, newsletters, and other related material for publication, and the production of that material.

- 7) *Research facility.* An establishment providing offices and other related facilities for high tech and drug research.

E) **Parking, Principal Use**

- 1) *Parking garage, commercial.* A building or other structure that provides temporary parking for motor vehicles, for profit, where some or all of the parking spaces are not accessory to another principal use.
- 2) *Parking lot, commercial.* A paved area intended or used for the off-street parking of motor vehicles on a temporary basis, other than accessory to a principal use, for profit.
- 3) *Parking garage, public.* A building or other structure owned and maintained by the Town that provides temporary parking for motor vehicles, where some or all of the parking spaces are not accessory to another principal use. This use shall include public-private partnerships.
- 4) *Parking lot, public.* A paved area owned and maintained by the Town intended or used for the off-street parking of motor vehicles on a temporary basis, other than accessory to a principal use. This use shall include public-private partnerships.

F) **Public Accommodation**

- 1) *Bed and breakfast.* An owner-occupied structure that is residential in character that offers lodging for paying guests and which serves breakfast to these guests.
- 2) *Hotel or motel.* An establishment providing guest rooms for lodging, typically on a less than weekly basis, with no or minimal kitchen facilities in the guest units. Guest units may be reached either from a common entrance or directly from the outside of the building. The hotel or motel may have a restaurant as an accessory use, and recreational facilities such as swimming pools and fitness centers.

G) **Retail Sales and Service**

- 1) *Barber and beauty shop.* An establishment primarily engaged in the cutting and styling of hair.
- 2) *Book store.* An establishment primarily engaged in the retail sale of books and periodicals.
- 3) *Building supplies, retail.* An establishment primarily engaged in the retail sale of building supplies and home improvement products including, but not limited to, above ground pools, pool forms, spas, greenhouses, and outdoor play sets. In the B2 District, this includes traditional hardware stores not exceeding 7,000 square feet in area, but not building supplies or hardware stores in excess of 7,000 square feet.
- 4) *Convenience store.* An establishment engaged in the retail sale of food, beverages, and other frequently or recurrently needed items for household use.
- 5) *Convenience store with gas sales.* An establishment engaged in the retail sale of food, beverages, and other frequently or recurrently needed items for household use, including accessory gasoline sales.

- 6) *Dry cleaners and laundry service.* An establishment that provides washing, drying, dry cleaning, or ironing services for customers, who drop-off and pick-up their clothes or other materials for dry cleaning or laundering.
- 7) *Farmer's market.* A partially enclosed establishment principally involved in the sale of locally grown fresh produce.
- 8) *Financial institution.* An establishment engaged in deposit banking. Typical uses include commercial banks, savings and loan institutions, and credit unions, including outdoor automated teller machine facilities.
- 9) *Flea market.* A building in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are homemade, homegrown, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade.
- 10) *Floral shop.* An establishment whose principal use is the arrangement and retail sale of flowers and floral arrangements.
- 11) *Funeral home.* An establishment engaged in preparing the deceased for burial and arranging and managing funerals. Funeral homes may include crematories.
- 12) *Gas and fuel, retail.* The use of land for the retail distribution of gasoline and other fuels, primarily for vehicles.
- 13) *Glass sales.* An establishment primarily engaged in the retail sale or wholesale of glass for residences and businesses.
- 14) *Greenhouse or nursery, retail.* An establishment primarily engaged in the retail sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes.
- 15) *Grocery, general.* An establishment primarily engaged in the indoor retail sale of food and other related household items including but not limited to produce, meat and fish, breads, milk, juices, and other beverages (both non-alcoholic and beer and wine), frozen and concentrated foods, toiletries, and medication.
- 16) *Grocery, specialty.* An establishment primarily engaged in the indoor retail sale of specialty grocery items such as gourmet foods and beverages (both non-alcoholic and beer and wine), butcher shops, fish shops, fruit and vegetable markets.
- 17) *Health/fitness center or spa.* A building generally containing multi-use facilities for conducting recreational activities, including but not limited to the following: aerobic exercises, weight lifting, basketball, running, swimming, racquetball, handball, tennis, squash, cheerleading, gymnastics, and dance studio. A health/fitness center or spa may also include the following customary accessory activities as long as they are primarily intended for the use of the members of the center and not for the general public: Babysitting service, bathhouse, and food services. Other services that may be provided include personal care services such as facials, manicures, body wraps, therapeutic massages, etc.
- 18) *Kennel.* Any enclosed building used, designed, or arranged to facilitate the breeding, raising, boarding, or care of such domesticated animals as dogs and cats, not necessarily owned by the occupants of the premises. Such use

may also include outdoor exercise and bathroom areas and/or a pet crematory.

- 19) *Reserved.*
- 20) *Reserved.*
- 21) *Laundromat.* An establishment that provides home-type washing and drying facilities for persons on a self-service basis, for profit.
- 22) *Monument sales, retail.* An establishment primarily engaged in the retail sale of monuments, such as headstones, footstones, markers, statues, obelisks, cornerstones, and ledges, for placement on graves.
- 23) *Newsstand or gift shop.* A small establishment primarily engaged in the retail sale of gifts, novelties, greeting cards, newspapers, magazines, or similar items.
- 24) *Personal service.* An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature, or the provision of informational, instructional, personal improvement or similar services, which may involve the limited accessory sale of retail products. Typical uses include art and music schools and driving schools.
- 25) *Pharmacy.* An establishment where prescription and other drugs and medications are prepared and sold, along with other related household items. A pharmacy may also include as an accessory use (in no more than 15% of the establishment) a soda fountain and/or coffee shop that sells drinks and prepared food.
- 26) *Printing and copying service.* An establishment engaged in retail photocopy, reproduction, or blueprinting services, both manual and electronic.
- 27) *Real estate sales.* An establishment engaged in the sale of real property consistent with the requirements of the NCGS.
- 28) *Repair services, limited.* An establishment engaged in the repair of household appliances, furniture, and similar items, excluding repair of motor vehicles. Typical uses include small appliance repair (including golf carts, mopeds, and lawn mowers), bicycle repair, clock and watch repair, and shoe repair shops.
- 29) *Retail sales, bulky goods.* An establishment providing retail sales or rental of large items, such as household or office furniture, major household appliances, mattresses; or retail sales or rental of small machines such as lawnmowers, mopeds, and motorcycles, including incidental repair services. Retail sales, bulky goods does not include mobile home sales and servicing.
- 30) *Retail sales, general.* An establishment providing general retail sales or rental of goods, but excluding those uses specifically classified in another use type. Typical uses include; business machine sales; the sale of electronic equipment like computers, TVs, audio visual equipment and cameras; antique stores; sporting goods stores; shoe stores; interior design businesses with retail sales; jewelry stores; rental and accessory repair stores, clothing stores, department stores, discount stores, floor covering stores, garden supply stores, office supply stores, optical retail sales, paint stores, toy stores and variety stores. Repair services for bicycles, jewelry, clocks, lamps, small appliances and similar items are also permitted when

they are offered as a service by a business primarily engaged in the retail sale of that good.

- 31) *Self-service storage*. An enclosed storage facility of a commercial nature containing independent, fully enclosed bays that are leased to persons exclusively for storage of their household goods or personal property.
- 32) *Studio for art*. Studios and workplaces of photographers, musicians, and artists.
- 33) *Tailor shop*. An establishment engaged in the custom design, and sewing of clothes for men, women and children.
- 34) *Theater*. An establishment for showing motion pictures or live performances in an enclosed theater.
- 35) *Upholstery shop*. An establishment engaged in furniture repair and re-upholstering.
- 36) *Pet services*. An indoor establishment primarily engaged in services provided to companion pets which include but are not limited to: pet day spa, pet grooming, pet daycare with no outdoor play area, pet training, pet photography, leg banding, microchip services, pet crematory, and other pet-related uses.
- 37) *Pawn shop*. An establishment where a pawnbroker licensee is authorized to: (i) make loans on pledges of tangible personal property, (ii) deal in bullion stocks, (iii) purchase merchandise for resale from dealers, traders, and wholesale suppliers, and (iv) use its capital and funds in any lawful manner within the general scope and purpose of its creation.
- 38) *Artisan studio*. An establishment that is characterized by the production and sale of custom goods made primarily by hand in which the production area is no larger than 2,500 square feet, including but not limited to jewelry; pottery and other ceramics; candles; soap; art or craft products primarily made of metal, wood, glass or similar materials; woodworking; or cabinet making.

H) **Vehicle Repair and Service**

- 1) *Automotive paint or body shop*. An establishment primarily engaged in the painting, repainting, or retouching of motor vehicles, or the performance of major external repairs of a non-mechanical nature for motor vehicles.
- 2) *Automotive parts*. An establishment primarily engaged in the sale of automotive parts, small engine parts, and other related parts.
- 3) *Automotive service station*. An establishment primarily engaged in the retail sale of gasoline or other motor fuels. Activities may include accessory activities such as the sale of accessories or supplies, the lubrication of motor vehicles, the minor adjustment or repair of motor vehicles, or the sale of convenience food items. Typical uses include gas stations, with or without accessory convenience food sales.
- 4) *Car wash or auto detailing*. An establishment primarily engaged in the washing or detailing of motor vehicles. Car washes may use production line methods with a conveyor, blower, or other mechanical devices, and/or may employ hand labor. Detailing includes hand washing and waxing, window tinting, striping, and interior cleaning.

- 5) *Repair and maintenance, general.* An establishment engaged in the repair and maintenance of motor vehicles or other heavy equipment or machinery, including automobiles, boats, motorcycles and trucks, excluding paint and body work. Typical uses include automobile repair garages, automobile tune-up stations, automotive glass shops, quick-lubes and muffler shops. General repair and maintenance does not include mobile home servicing.
- 6) *Towing service.* The use of land for the operation of a business primarily engaged in the towing of vehicles with no sales or repair activity occurring on the lot. Towing service does not include the storage of towed vehicles prior to retrieval by the owner or another party.
- 7) *Towing service storage.* The use of land for the temporary storage of operable or inoperable vehicles prior to retrieval by the owner or another party in conjunction with a commercial towing service. Towing service storage may include vehicle repair but not sales.
- 8) *Truck terminal.* A facility for the dispatching, storage, and maintenance of large vehicles, such as but not limited to tractor trailers and dump trucks. Does not include "Warehousing fulfillment center", "Warehousing, general", and "Wholesaling distribution center".
- 9) *Vehicle inspection center.* An establishment engaged in vehicle inspection or the testing of motor vehicle emissions, but not engaged in any vehicle repair.
- 10) *Vehicle sales and rental, heavy.* An establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance. Typical uses include boat sales and rental; recreational vehicle sales; construction equipment rental yards; moving truck, van, and trailer rental; and farm equipment and machinery sales and rental.
- 11) *Vehicle sales and rental, light.* An establishment engaged in the retail sale or rental, from the premises, of new or used motorized vehicles to include cars, vans, pick-up trucks, and sport utility vehicles, along with incidental service or maintenance. It shall not include moving trucks, vans, trailers or any other vehicles used for the purpose of moving.
- 12) *Automotive Accessory Sales and Service.* The sale and installation of after-market products for vehicle customization including but not limited to window tinting, stereo systems, security systems, or vehicle wraps.

4.3.6 Industrial Uses

Industrial Uses shall be allowed to have a showroom as an accessory use provided the goods and services offered are directly related to the primary use and the showroom meets the requirements in Sec. 4.5.2 *Accessory Uses and Structures, Generally*.

A) Industrial Service

- 1) *Building supplies, wholesale.* An establishment primarily engaged in the sale, fabrication, and outdoor storage of lumber and allied products to contractors for the construction, maintenance, repair and improvement of land. Retail sales of lumber and allied products to the consumer may be conducted, but must be clearly accessory to the primary use.
- 2) *Contractor's office and storage yard.* An office and accessory storage facility

used by building trade, landscape maintenance and installation, and service contractors on land other than construction sites.

- 3) *Gas and fuel, wholesale.* The use of land for bulk storage and wholesale distribution of 2,500 gallons or more of flammable or combustible liquid, or 2,000 gallons water capacity or more of flammable gas, excluding below-ground storage which is clearly accessory to the principal use on the site.
- 4) *Greenhouse or nursery, wholesale.* The cultivation for wholesale sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes.
- 5) *Laboratory, industrial research.* An establishment engaged in research of an industrial or scientific nature, other than medical testing and analysis and routine product testing, which is offered as a service or which is conducted by and for a private profit-oriented firm.
- 6) *Machine or welding shop.* A workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.
- 7) *Railroad facility.* A facility for loading, unloading, and the interchange of passengers, baggage, and freight using the railroad, as well as facilities used for the repair and maintenance of railroad equipment.
- 8) *Warehousing, general.* An establishment primarily engaged in the storage of materials, equipment, or products within a building. Typical uses include moving and storage facilities, cold storage, warehousing and dead storage facilities. This use excludes "Wholesaling distribution center", "Warehousing fulfillment center", and "Self-service storage".
- 9) *Woodworking or cabinetmaking.* An establishment engaged in the production of finished products from wood.
- 10) *Wholesaling distribution center.* An establishment primarily engaged in the selling of goods in large quantities to be retailed by others and/or the delivering of large quantities of B2B (business to business) products, such as but not limited to beverage distribution centers and electronics distribution centers. This use excludes "Vehicle sales and rental, heavy", "Vehicle sales and rental, light", "Building Supplies, wholesale", "Gas and fuel, wholesale", "Greenhouse or nursery, wholesale", and "Warehousing fulfillment center".
- 11) *Warehousing fulfillment center.* An establishment which serves as a third-party logistics (3PL) warehouse that receives, processes, and fills customer orders on behalf of eCommerce retailers, such as but not limited to Amazon Fulfillment Center, FulfillmentCompanies.net, or FedEx Fulfillment. This use is primarily B2C (business to consumer) in nature. This use excludes "Wholesaling distribution center" and "Warehousing, general".

B) Production

- 1) *Asphalt or concrete plant.* An establishment engaged in the manufacture, mixing or batching of asphalt, asphaltic cement, cement or concrete products.
- 2) *Dry cleaning and dyeing plant.* An establishment engaged in dry cleaning of clothes and other materials on site, as well as the coring of cloth for commercial purposes.

- 3) *Forestry*. The scientific management of forests, primarily for commercial purposes.
- 4) *Laundry plant*. An establishment that carries on washing, drying, dry-cleaning and ironing services on-site, for customers who drop-off and pick-up at a different location.
- 5) *Manufacturing and processing*. An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding heavy industrial processing. Typical uses include food processing and beverage bottling, large-scale bakeries, electronics assembly, pharmaceuticals, monuments, tobacco products, dry cleaning plants and printing and publishing.
- 6) *Wood or lumber processing*. An establishment engaged in the production of lumber or similar building material products from wood.
- 7) *Brewery*. A facility for the brewing of beer that produces greater than 15,000 barrels per year. This use may include a tasting room and retail space to sell the beer to patrons on the site. This use may include the on-premise sale, service, and consumption of alcoholic beverages and food.
- 8) *Microbrewery*. A small facility for the brewing of beer that produces more than 300 and less than 15,000 barrels per year. It may include a tasting room and retail space to sell the beer to patrons on the site. This use may include the on-premise sale, service, and consumption of alcoholic beverages and food.
- 9) *Distillery*. A facility for the distillation of spirituous liquor that produces greater than 15,000 barrels per year. This use may include the on-premise sale, service, and consumption of alcoholic beverages and food.
- 10) *Microdistillery*. A small facility for the distillation of spirituous liquor that produces less than 15,000 barrels per year. It may include a tasting room on the site. This use may include the on-premise sale, service, and consumption of alcoholic beverages and food.
- 11) *Manufacturing and processing, minor*. An establishment no greater than 10,000 square feet engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage and distribution of such products, but excluding heavy industrial processing. Typical uses include food processing, wholesale bakeries, electronics assembly, pharmaceuticals, and printing and publishing.

4.3.7 Agricultural Uses

- A) **Active Farm**
Uses that are in active agricultural operations, like the raising of agricultural products, forestry products, livestock, poultry and dairying.