

Section 21-4. Definitions Excerpt

Approach surface means the surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. ~~The inner edge of the approach surface is the same width as the primary surface and it expands uniformly to a width of sixteen thousand (16,000) feet as provided for precision instrument runways. The approach surface extends from the primary surface along the extended runway centerline for a horizontal distance of ten thousand (10,000) feet at a slope of 50:1 with an additional forty thousand (40,000) feet at a slope of 40:1.~~

Conical surface airport means a surface beginning at the periphery of the horizontal surface, extending outward and upward for a horizontal distance of four thousand (4,000) feet and increasing in height at a 20:1 slope.

Horizontal surface means a horizontal plane one hundred fifty (150) feet above the established airport elevation of seven hundred seventy-two **and three tenths (772.3)** feet mean sea level, the perimeter of which is constructed by swinging arcs with a radius of ten thousand (10,000) feet from the center of each end of the primary surface of each end of the runway, including any planned extensions, and connecting the adjacent arcs by lines tangent to those arcs.

Instrument landing system (ILS) means a radio navigation system which provides aircraft with horizontal and vertical guidance prior to and during landing, and at certain fixed points, indicates the distance to the reference point of landing.

***Non-Precision Approach Zone* means the inner edge of this approach zone coincides with the width of the primary surface and is one thousand (1,000) feet wide. The approach zone expands outward uniformly to a width of four thousand (4,000) feet at a horizontal distance of ten thousand (10,000) feet from the primary surface at a slope of 34:1. Its centerline is the continuation of the centerline of the runway.**

***Non-precision instrument runway* means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved, or planned, and for which no precision approach facilities are planned, or indicated on an FAA planning document or military service military airport planning document.**

***Precision Approach Zone* means the inner edge of the approach surface is the same width as the primary surface and it expands uniformly to a width of sixteen thousand (16,000) feet as provided for precision instrument runways. The approach surface extends from the primary surface along the extended runway centerline for a horizontal distance of ten thousand (10,000) feet at a slope of 50:1 with an additional forty thousand (40,000) feet at a slope of 40:1.**

Precision instrument runway means a runway having an existing instrument approach procedure utilizing an instrument landing system (ILS), or a precision approach radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated by an FAA

approved airport layout plan; a military service approved military airport layout plan; any other FAA planning document, or military service military airport planning document.

Primary surface means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of the runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is one thousand (1,000) feet as required for precision runway landings.

Transitional surface means the surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7:1 from the sides of the primary surface **until it intersects with the Horizontal or Conical surface** and from the sides of the approach surfaces. Transitional surfaces for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of five thousand (5,000) feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

Sec. 21-31. Zoning districts established.

(b) The following general use and overlay districts are established:

(1) *General zoning districts:*

- | | |
|---|-----------------------------------|
| a. Rural Agricultural (RA) | h. 85-ED-1 |
| b. Rural Residential (RR) | i. 85-ED-2 |
| c. Residential Suburban (RS) | j. 85-ED-3 |
| d. Multifamily Residential (MFR) | k. 85-ED-4 |
| e. Manufactured Home Park District (MHP) | l. Industrial (IND) |
| f. Neighborhood Business (NB) | m. Institutional (INST) |
| g. Commercial, Business, Industrial (CBI) | n. Airport Industrial (AI) |

Sec. 21-32. General zoning districts defined; purpose and intent.

(j) Airport Industrial, AI. This district is established for airport-specific or related businesses that will be located, designed, constructed and maintained in a manner compatible with aviation operations. Uses in the AI district tend to focus on manufacturing, transportation, services and public administration with standards designed to promote safety and compatibility with the MidCarolina Regional Airport Layout Plan (ALP) adopted by the Rowan County Board of Commissioners. In-keeping-with-the ALP, Any use(s) or proposed structure(s) located on Rowan County property is subject to approval by the Rowan County Board of Commissioners and shall comply with MidCarolina Regional's minimum standards and applicable Federal Aviation Administration (FAA) rules and regulations including FAA 7460-1 Notice of Proposed Construction or Alteration.

Properties owned by Rowan County, NC that encompass and adjoin the MidCarolina Regional Airport will comprise the district. District boundaries may be amended by addition of contiguous parcels via the map amendment process prescribed in Section 21-362.

Sec. 21-33. Overlay districts.

Overlay districts are zoning districts, which are applied only in conjunction with other zoning districts, and may grant additional use of development requirements upon the underlying zoning districts. The effect is to have both the overlay district and the underlying zoning controlling the use and development of the lot. Overlay districts are applicable on an area wide basis to support specific public policy objectives and as such should be consistent with adopted land use plans. Overlay districts may be applied to conventional and conditional zoning districts. An overlay district may be initiated as an amendment by the board of commissioners, planning board, planning staff, or the property owner or their designated representative.

- (1) *Airport Zone Overlay, AZO.* The zones and restrictions established in this subsection are designed to limit the height of structures surrounding the county airport's established elevation of seven hundred seventy-two (772.3) feet above mean sea level (msl) in order to prevent hazards to the lives and property of the users of the airport and the occupants of land in the vicinity.
 - a. *Uses allowed.* The use requirements of the underlying district apply to the AZO district. However, all uses must be in conformance with the provisions of this section.
 - b. *Establishment of zones.* To carry out the provisions of this section, there are hereby created and established certain civil airport imaginary surfaces which ~~include all~~ **consist** of the land lying beneath the approach surface, **including the non-precision and precision approach zones**; transitional surface; horizontal surface; conical surface; and primary surface. These civil airport imaginary surfaces are established with relation to the Rowan County Airport runway and proposed extensions of thereof. Such imaginary surfaces are **defined in Section 21-4 and** shown on the Official County Airport Zoning Map prepared by the Rowan County Planning Department and dated October 4, 2004, **(TBD)** which is adopted and incorporated herein by reference. **The size of each such imaginary surface is based on the categorization of this runway as having both a precision instrument runway.** The slope and dimensions of the imaginary surfaces, applied to each end of a runway, are determined by the most precise approach existing or planned for the runway end. ~~The surfaces are hereby established and defined as follows:~~
 1. ~~*Horizontal surface.* A horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which is constructed by swinging arcs with a radius of ten thousand (10,000) feet from the center of each end of the primary surface of each end of the runway, including any planned extensions, and connecting the adjacent arcs by lines tangent to those arcs.~~
 2. ~~*Conical surface.* A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20:1 for a horizontal distance of four thousand (4,000) feet.~~
 3. ~~*Primary surface.* A surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of the runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is one thousand (1,000) feet as required for precision runway landings.~~
 4. ~~*Approach surface.* A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface.
 - i. ~~The inner edge of the approach surface is the same width as the primary surface and it expands uniformly to a width of sixteen thousand (16,000) feet as provided for precision instrument runways.~~~~

ii. ~~The approach surface extends for a horizontal distance of ten thousand (10,000) feet at a slope of 50:1 with an additional forty thousand (40,000) feet at a slope of 40:1.~~

5. ~~Transitional surface. These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7:1 from the sides of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of five thousand (5,000) feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.~~

c. *Height limitations.* Except as otherwise provided in this article, no structure shall be erected, altered or maintained, and no tree shall be allowed to grow within the AZO district extending or projecting into the lowest applicable imaginary surfaces defined herein.

Sec. 21-61. Conditional districts.

(a) *Purpose.* There are instances where certain uses may have significant impacts on the surrounding area and the county which cannot be predetermined and controlled by general district standards. As a result, a general zoning district designation is clearly inappropriate for a property, but a specific use or uses permitted as a conditional district subject to development requirements to address the anticipated impacts would be consistent with the spirit and intent of this chapter. This voluntary procedure must be petitioned by the property owner or their authorized agent as a firm development proposal and not for securing early zoning for tentative uses which may not be undertaken for a long period of time.

<i>General Zoning Districts</i>	<i>Conditional Districts</i>
RS	RS (CD)
RR	RR (CD)
RA	RA (CD)
MHP	MHP (CD)
MFR	MFR (CD)
CBI	CBI (CD)
85-ED-1	85-ED-1 (CD)
85-ED-2	85-ED-2 (CD)
85-ED-3	85-ED-3 (CD)
85-ED-4	85-ED-4 (CD)
IND	IND (CD)
NB	NB (CD)
INST	INST (CD)
AI	AI (CD)

Sec. 21-66. General criteria for uses listed SR in the AI District in section 21-113.

Uses listed as SR in the AI District in section 21-113, the table of uses, shall comply with the following criteria, as applicable:

- (1) *Site plan.* A site plan shall be provided showing the existing lot, existing and proposed buildings, and criteria required herein.
- (2) *Lighting.* Any outdoor or building mounted lighting shall be shielded or directed downward to prevent upward illumination that may create interference with airport operations.
- (3) *Building material.* No glare-producing material shall be used as exterior siding or as roofing on any building.
- (4) *Building height.* The maximum height for any building or structure not associated with administration or operation(s) of the MidCarolina Regional Airport shall be limited to the lesser of the Airport Zoning Overlay (AZO) or thirty-five (35') feet
- (5) *Parking.* Parking shall be as prescribed in article VII, Parking, for that use.
- (6) *Signage.* Signage is preferred to be building mounted, otherwise free-standing signage in the AI district shall be limited to one (1) location per site at a maximum height subject to the lesser of the Airport Zoning Overlay or twenty-five (25) feet
- (7) *Outdoor storage.* All outside storage areas, including dumpsters, shall be:
 - a. Sited to the rear of the building;
 - b. Not within the required setbacks.
 - c. Completely screened from adjacent residentially zoned property by means of an opaque fence no less than six (6) feet in height.
 - d. Aviation fuel storage locations are subject to compliance with National Fire Protection Association (NFPA) standard 407 and safety standards established by North Carolina Department of Insurance and the Federal Aviation Administration.
- (8) *Setbacks.* Front yard setbacks shall be measured at fifty (50) feet from the edge of the road right-of-way with side and rear yard setbacks measured at ten (10) feet from the property line or lease area. When multiple buildings or structures occupy a parcel(s), a twenty-five (25) foot separation between structures shall be provided in lieu of a side and rear yard setback.

Sec. 21-84 Table of dimensional requirements

<i>DISTRICTS</i>	RA	RR	RS	MHP	MFR	AI	CBI	NB	INST	IND
Minimum zone lot size⁽¹⁾⁽³⁾										
Septic tank and individual or multi-connection well	20,000 sq ft	20,000 sq ft	20,000 sq ft	6 acres	2 acre with 3 du/acre ⁽²⁾	N/A	N/A ⁽²⁾	20,000 sq ft	N/A	N/A
Minimum zone lot size⁽¹⁾⁽³⁾										
Public water or community water or Public sewer or approved package treatment plant	15,000 sq ft	15,000 sq ft	15,000 sq ft	6 acres	2 acre with 8 du/acre ⁽²⁾	N/A	N/A ⁽²⁾	15,000 sq ft	N/A	N/A
Minimum zone lot size⁽¹⁾⁽³⁾										
Public water and sewer	10,000 sq ft	10,000 sq ft	10,000 sq ft	6 acres	2 acre with 12 du/acre ⁽²⁾	N/A	N/A ⁽²⁾	10,000 sq ft	N/A	N/A
Minimum lot width at right-of-way	35 ft	35 ft	35 ft	35 ft	35 ft ⁽⁶⁾	35 ft	35 ft	35 ft	35 ft	35 ft
Minimum lot width at Building setback line	70 ft	70 ft	70 ft	70 ft	70 ft ⁽⁶⁾	70 ft	70 ft	50 ft	70 ft	70 ft
Minimum lot depth										
Without public water & sewer	150 ft	150 ft	150 ft	150 ft	150 ft ⁽⁶⁾	100 ft	100 ft ⁽²⁾	100 ft ⁽²⁾	150 ft	150 ft
Public water and sewer	125 ft	125 ft	125 ft	125 ft	125 ft ⁽⁶⁾	100 ft	100 ft	100 ft	125 ft	150 ft
Principal structure setback										
Front Yard ⁽⁴⁾	30 ft	30 ft	50 ft	50 ft	50 ft ⁽⁶⁾	50 ft	50 ft ⁽²⁾	30 ft	30 ft	50 ft
Side street	20 ft	20 ft	25 ft	50 ft	50 ft ⁽⁶⁾	30 ft	30 ft ⁽²⁾	20 ft	20 ft	30 ft
Side yard ⁽⁴⁾	10 ft	10 ft	10 ft	50 ft	50 ft ⁽⁶⁾	10 ft	10 ft or 0 ft ⁽²⁾	10 ft or 0 ft ⁽⁷⁾	10 ft	10 ft or 0 ft
Rear yard ⁽⁴⁾	10 ft	10 ft	20 ft	50 ft	50 ft ⁽⁶⁾	10 ft	10 ft or 0 ft ⁽²⁾	10 ft or 0 ft ⁽²⁾⁽⁷⁾	10 ft	10 ft or 0 ft
Accessory structure setback⁽⁸⁾										
Front	30 ft	30 ft	50 ft	50 ft ⁽⁵⁾	50 ft ⁽⁶⁾	50 ft	10 ft	10 ft	10 ft	10 ft
Any right-of-way	10 ft	10 ft	10 ft	30 ft ⁽⁵⁾	50 ft ⁽⁶⁾	10 ft	10 ft	10 ft	10 ft	10 ft
Side and rear yard	10 ft	10 ft	10 ft	10 ft ⁽⁵⁾	10 ft ⁽⁶⁾	10 ft	10 ft	10 ft	10 ft	10 ft

Sec. 21-113. Table of uses.

P- Permitted by Right P(A) - Permitted as Accessory Use SR - Permitted with Special Requirements S - Special Use CD – Conditional District		Zoning Districts									
		Residential					Nonresidential				
		RA	RR	RS	MHP	MFR	AI	CBI	NB	INST	IND
		Use									
	Residential										
SIC	Single family dwelling, site built	P	P	P	P	P		P	P		
	Single family dwelling, modular	P	P	P	P	P		P	P		
	Manufactured home	P Type I (1)	P Type I (1)		P Type I, II, III	P Type I (1)		P Type I (1)			
	(1) Refer to section 21-284 for exception to this criteria, section 21-137 for replacement of nonconforming manufactured homes and section 21-281 for temporary uses										
	Temporary family health care structure	P (A)	P (A)	P (A)	P (A)	P (A)		P (A)	P (A)		
	Duplex, individual	P	SR			P		P			
	Duplexes, triplexes, quadraplexes, other multi-family developments					S					
	Accessory structure, residential	P (A)	P (A)	P (A)	P (A)	P (A)		P (A)	P (A)		
	Home occupations	P	P	P	P	P		P	P		
	Residential clustering	S	S	S		S					
	Family care homes	SR	SR	SR	SR	SR		SR	SR	SR	
	Manufactured home park				S						
	Manufactured home park, family	SR	SR		SR	SR					
	Major Subdivisions for residential use	P	P	P	P	P					

[illegible]

1442	Common sand mining	SR	SR					P			P
	Construction										
15	Building construction- general contractors and operative builders	SR	SR					P	SR		P
16	Heavy construction other than building construction – contractors	SR	SR				SR	P	SR		P
17	Construction – special trade	SR	SR				SR	P	SR		P
	Manufacturing										
20	Food and kindred products, <i>all except</i>	SR	SR					P	SR		P
201	Meat products							P			P
207	Fats and oils										P
208 (pt)	Winery	SR or S	SR or S					P	SR		P
2091	Canned and cured fish and seafood							P			P
2092	Prepared fresh or frozen fish and seafood							P			P
21	Tobacco products	SR	SR					P	SR		P
22	Textile mill products, <i>all except</i>							P			P
226	Dying and finishing textile										P
23	Apparel & other finished products made from fabrics & similar material	SR	SR					P	SR		P
24	Lumber and wood products, except furniture, <i>all except</i>	SR	SR					P	SR		P
241	Logging	P	P	P	P	P		P	P	P	P
2421	Sawmills and planing mills, general	SR									P
2426 (pt)	Dimension, hardwood	SR									P
2429 (pt)	Sawmills, special product	SR									P
2491	Wood preserving										P
25	Furniture and fixtures	SR	SR					P	SR		P
26	Paper and allied products, <i>all except</i>							P			P
261	Pulp mills										S
262	Paper mills										S
27	Printing, publishing, allied industries	SR	SR					P	SR		P
28	Chemicals and allied products, <i>all except</i>										S
283	Drugs							P			P

284	Soap, detergents, and cleaning preparations; perfumes, cosmetics, and other toilet preparations							P			P	
29	Petroleum refining, related products										S	
30	Rubber and miscellaneous products	SR	SR					P	SR		P	
31	Leather & leather products, <i>all except</i>	SR	SR					P	SR		P	
311	Leather and finishing										S	
32	Stone, clay, glass and concrete products, <i>all except</i>	SR	SR					P	SR		P	
P- Permitted by Right P(A) - Permitted as Accessory Use SR - Permitted with Special Requirements S - Special Use CD – Conditional District			Zoning Districts									
		Residential						Nonresidential				
		Use	RA	RR	RS	MHP	MFR	AI	CBI	NB	INST	IND
	<i>Manufacturing cont.</i>											
324	Hydraulic cement										S	
325	Structural clay products										S	
327	Concrete, gypsum, plaster products										S	
329	Abrasives, asbestos, Non-metallic mineral products										S	
33	Primary metal industries										S	
34	Fabricated metal products, except machinery and transportation equipment, <i>all except</i>	SR	SR				SR	P	SR		P	
3483	Ammunition except for small arms										S	
3489	Ordnance and accessories										S	
35	Industrial and commercial machinery and computer equipment	SR	SR				SR	P	SR		P	
36	Electronic and other electrical equipment and components, except computer equipment, <i>all except</i>	SR	SR				SR	P	SR		P	
3612	Power distribution and specialty transformers							P			P	
37	Transportation equipment	SR	SR				SR	P	SR		P	
38	Measuring, analyzing and controlling instruments	SR	SR				SR	P	SR		P	
39	Miscellaneous manufacturing industries	SR	SR				SR	P	SR		P	

	Transportation, communications, electric, gas and sanitary services										
40	Railroad transportation										P
41	Local & suburban transit, interurban highway passenger transportation	SR	SR				SR	P	SR		P
42	Motor freight transportation and warehousing, <i>all except</i>	SR	SR				SR	P	SR		P
421	Trucking	SR	SR					P	SR		P
4221	Farm product warehousing and storage	SR or S	SR or S					P	SR		P
	Dead storage of manufactured homes	SR	SR		SR	SR		SR			SR
4226 (pt)	Automobile dead storage										S
4226 (pt)	Oil and gasoline storage caverns for hire and petroleum and chemical bulk stations and terminals for hire						SR(A)	P			P
43	U.S. Postal Service	P	P	P	P	P		P	P	P	P
44	Water transportation, <i>all except</i>							P			P
4493 (pt)	Marinas							P	SR		P
45	Transportation by air						SR	P			P
46	Pipelines, except natural gas	S	S	S	S	S		S	S	S	S
47	Transportation services, <i>all except</i>						SR	P			P
472	Arrangement of passenger transportation	SR	SR				SR	P	SR		P
48	Communications, <i>all except</i>							P			P
	Transmission tower & Wireless support structures	S	S					S	S		S
	Co-location of wireless facilities	SR	SR	SR	SR	SR		SR	SR	SR	SR
	Eligible facilities request	SR	SR	SR	SR	SR		SR	SR	SR	SR
	Alternative tower structures	SR	SR	SR	SR	SR		SR	SR	SR	SR
	Public safety tower	SR	SR	SR	SR	SR		SR	SR	SR	SR
4832	Radio broadcast towers	S									
4833	Television broadcast towers	S									
49	Electric, gas, and sanitary services. <i>all except</i>							S			S
	Electric and water distribution lines, gas pipelines	P	P	P	P	P		P	P	P	P
491 (pt)	Residential Solar Energy Systems	SR	SR	SR	SR	SR		SR	SR	SR	SR
491 (pt)	Non-Residential Solar Energy Systems	SR						SR	SR	SR	SR

491 (pt)	Roof Mounted Solar Energy Systems	SR	SR	SR	SR	SR		SR	SR	SR	SR	
491 (pt)	Utility Scale Solar Energy Systems	CD						CD			S	
494	Water supply	P	P	P	P	P		P	P	P	P	
P- Permitted by Right P(A) - Permitted as Accessory Use SR - Permitted with Special Requirements S - Special Use CD – Conditional District			Zoning Districts									
		Residential						Nonresidential				
Use		RA	RR	RS	MHP	MFR	AI	CBI	NB	INST	IND	
	<i>Transportation, communications, electric, gas and sanitary services cont.</i>											
4952	Sewerage systems	S	S					P			P	
4953	Refuse systems, all prohibited <i>except</i>											
	Dumps: operation of	CD									S	
	Garbage: collect, destroy & process	CD									S	
	Land clearing and inert debris landfill (LCID)	CD									S	
	Landfills, sanitary: operation of	CD									S	
	Refuse systems	CD									S	
	Rubbish collection and disposal	CD									S	
	Sludge disposal sites	CD									S	
4959	Sanitary services, NEC	S						P			P	
496	Steam and air conditioning supply							P			P	
	<i>Wholesale trade</i>											
50	Wholesale trade, durable goods, <i>all except</i>	SR	SR					P	SR		P	
5015	Motor vehicle parts, used (outdoor)	CD									S	
5015	Motor vehicle parts, used (indoor)							SR			SR	
5032	Brick, stone & related construction materials							P	SR		P	
505	Metal & minerals, except petroleum							P			P	
5083	Farm & garden machinery & equipment	SR	SR					P	SR		P	
5093	Scrap and waste materials										S	
51	Wholesale trade, nondurable goods, <i>all except</i>	SR	SR					P	SR		P	

5153	Grain and field beans	SR or S	SR or S					P	SR		P
5154	Livestock (wholesale)										S
5159	Farm product raw materials, NEC	SR or S	SR or S					P	SR		P
516	Chemical and allied products										S
517	Petroleum and petroleum products										S
5191	Farm supplies	SR or S	SR or S					P	SR		P
	SIC 516 and 517 were removed as special uses in the CBI district as a result of Z-10-04 text amendments.										
	Retail trade										
52	Building material, hardware, garden supplies and mobile home dealers	SR	SR					P	SR		P
53	General merchandise stores	SR	SR					P	SR		P
54	Food stores	SR	SR					P	SR		P
55	Auto dealers, gas service stations	SR	SR					P	SR		P
56	Apparel and accessory stores	SR	SR					P	SR		P
57	Home furniture, furnishings and equipment stores	SR	SR					P	SR		P
58	Eating and drinking places, all except	SR	SR					P	SR		P
5813	Drinking places (alcoholic beverages)							S			P
59	Miscellaneous retail	SR	SR					P	SR		P
	Finance, insurance and real estate										
60	Depository institutions	SR	SR					P	SR		P
61	Non-depository institutions	SR	SR					P	SR		P
62	Security and commodity brokers	SR	SR					P	SR		P
63	Insurance carriers	SR	SR					P	SR		P
64	Insurance agents, brokers & service	SR	SR					P	SR		P
65	Real estate	SR	SR					P	SR		P
67	Holding and other investment offices	SR	SR					P	SR		P
	Services										
70	Hotels, rooming houses, camps and other lodging places, <i>all except</i>	SR	SR					P	SR		
7011	Cabins	S						S	S		
7032	Sporting and recreational camps	S	S					P	SR	P	P

7033	Campgrounds and RV parks	S						S	S			
72	Personal services, <i>all except</i>	SR	SR					P	SR		P	
7261 (pt)	Crematories							P			P	
P- Permitted by Right P(A) - Permitted as Accessory Use SR - Permitted with Special Requirements S - Special Use CD – Conditional District			Zoning Districts									
		Residential						Nonresidential				
Use		RA	RR	RS	MHP	MFR	AI	CBI	NB	INST	IND	
	<i>Services cont.</i>											
73	Business services	SR	SR				SR	P	SR		P	
75	Auto repair, services and parking	SR	SR					P	SR		P	
76	Misc repair services	SR	SR				SR	P	SR		P	
78	Motion pictures	SR	SR					P	SR		P	
79	Amusement, recreational services, <i>all except</i>	SR	SR					P	SR		P	
7941	Sports clubs and promoters							S			S	
7948(pt)	Racetrack operations, including speedways, go-kart tracks and dragstrips							S			S	
7992	Public golf courses	S	S					P				
7996	Amusement park							S			S	
7997	Membership sports and recreational clubs, <i>all except</i>	SR or S	SR or S	SR				P	SR		P	
7997 (pt)	Gun club, shooting clubs	S						S			S	
7997 (pt)	Baseball club, football club, soccer club, and similar athletic field operation	CD						S				
7999	Amusement and recreation services, NEC, <i>all except</i>						SR	P	SR		P	
7999 (pt)	Archery ranges, shooting range, skeet shooting, and trapshooting facilities (outdoor)	S						S			S	
7999 (pt)	Archery and shooting range (indoor)	SR						SR	SR		SR	
7999 (pt)	Horse shows, rental of saddle horses, riding academies and schools, riding stables, rodeo operation	S	S					P	SR		P	
7999 (pt)	Boat / canoe rental for pleasure or fishing, operation of fishing pier and lake	S	S					P	SR		P	

7999 (pt)	Day camps, sports instructional schools and camps	S	S					P	SR		P
7999 (pt)	Model automobile racing	S						P	SR		P
	Public parks	P	P	P	P	P		P	P	P	P
80	Health services, <i>all except</i>	SR	SR					P	SR	P	P
8059(pt)	Convalescent homes for psychiatric patients							S		S	S
8063	Psychiatric hospitals							S		S	S
8069 (pt)	Drug addiction rehab, Alcohol rehab hospitals							S		S	S
8093 (pt)	Drug and alcohol treatment, outpatient clients							P		P	P
81	Legal services	SR	SR					P	SR		P
82	Educational services, <i>all except</i>	P	P	P			SR	P	P	P	P
	Facility providing overnight habitation									SR	
83	Social services, <i>all except</i>	SR	SR					P	SR	P	P
8322	Individual and family social services							P	S	P	P
8351 (pt)	Family child care home	P	P	P	P	P		P	P		
8351 (pt)	Child care center in residence	P	P					P	P		
8351 (pt)	Child care center	SR	SR					P	SR	P	P
8361	Residential care, <i>all except</i>							S		S	S
8361 (pt)	Homes for the aged and rest homes within incidental health care	SR	SR					P	SR	P	P
84	Museums, art galleries and botanical gardens, <i>all except</i>	SR	SR					P	SR	P	P
8422	Zoological parks	CD						S			
86	Membership organizations, <i>all except</i>	SR	SR					P	SR	P	P
8641	Civic, service and social fraternities	S						P	SR	P	P
8661 (pt)	Churches	P	P	P	P	P		P	P	P	P
87	Engineering, accounting, res. management and related services	SR	SR					P	SR		P
88	Private households	P	P	P	P	P		P	P		
89	Miscellaneous services	SR	SR					P	SR		P
P- Permitted by Right			Zoning Districts								

P(A) - Permitted as Accessory Use SR - Permitted with Special Requirements S - Special Use CD – Conditional District		Residential					Nonresidential				
Use		RA	RR	RS	MHP	MFR	AI	CBI	NB	INST	IND
	<i>Public administration</i>										
91	Executive, legislative and general government, except finance						SR	P		P	P
92	Justice, public order, safety, <i>all except</i>							P		P	P
9221	Police protection	P	P	P	P	P	SR	P	P	P	P
9224	Fire protection	P	P	P	P	P	SR	P	P	P	P
	Ambulance stations	P	P	P	P	P	SR	P	P	P	P
	Rescue squads	P	P	P	P	P	SR	P	P	P	P
93	Public finances, taxation and monetary policy							P		P	P
94	Administration of human resource programs							P		P	P
95	Administration of environmental quality and housing programs							P		P	P
96	Administration of economic programs							P		P	P
97	National security and international affairs						P	P		P	P
	Solid waste and recycling convenience center	P	P	P	P	P		P	P	P	P
	<i>Unclassified</i>										
	Adult uses							S			
	Construction and demolition landfill										S
	Event center	S	S					P	S		P
	Major subdivisions for non-residential use							P	P	P	P
	Multi-tenant developments						SR	SR	SR	SR	SR
	Residential storage facility	SR or S	SR or S	SR or S				P	P		
	SEE ARTICLE III. FOR SPECIAL REQUIREMENTS AND SPECIAL USE CRITERIA FOR SPECIFIC USES.										

Sec. 21-363. Hierarchy of districts.

The districts established in this chapter are classified from "most restrictive" to "least restrictive": RS (most restrictive), RR, RA, MFR, MHP, INST, **AI**, NB, CBI, 85-ED-1, 85-ED-2, 85-

ED-3, 85-ED-4, IND (least restrictive).