

DISCLAIMER

This use table is to be used as a tool to assist in finding what uses are permitted in specific zoning districts. It is not an official document. The City of Charlotte Zoning Ordinance is the official zoning document and should be cross referenced to verify that a use is allowed.

To use table locate the desired use and the approved zoning districts will be indicated with an “X” for uses allowed by right and with a “PC” for uses that are allowed under prescribed conditions. In an effort to clarify certain requirements a symbol of X= indicates that while the use is permitted by right there are some conditions required.

Table 9.101 PERMITTED USES BY DISTRICT

General Zoning Districts	Residential Districts															Non-Residential Districts																									
	Single Family					Multi-Family					Urban Residential				Transit	Mixed Use			Inst	Research			Office			Business				Transit		Mixed Use	Conditional	Industrial							
	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2		
RESIDENTIAL USES																																									
Active adult retirement community						PC	PC	PC	PC	PC		PC	PC	PC	PC					PC				PC	PC	PC	PC	PC		PC			X								
Bed and Breakfasts (B & B)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC				X	PC	PC	PC					PC	PC	PC	PC	PC			PC	X	X	PC	PC						
Boarding houses	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC					PC	PC	PC					PC	PC	PC	PC	PC			PC	PC	PC	PC							
Dormitories						PC	PC	PC	PC	PC						X		PC	PC	PC	PC				PC	PC	PC	PC	PC			X	X	X							
Dwellings, detached	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X	X	X	X	X	X		X				
Dwellings, duplex	PC	PC	PC	PC	X	X	X	X	X	X		X	X	X	X	X	X	X	X					X	X	X	X	X	X			X	X	X	X		X				
Dwellings, mixed use																		PC	PC					PC	PC	PC	PC	PC					X			PC					
Dwellings, triplex and quadraplex					X	X	X	X	X	X			X	X	X	X	X	X						X	X	X	X	X			X	X	X	X		X					
Dwellings, attached and multifamily, up to 12 units in a building						X	X	X	X	X			X	X	X	X	X	X						X	X	X	X	X			X	X	X	X		X					
Equestrian oriented subdivisions	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC					PC	PC	PC	PC	PC	PC	PC											
Manufactured homes / Mobile homes											X																														
Planned multi-family and attached or buildings with 12+ units						PC	PC	PC	PC	PC		PC	PC	PC	PC	X 12	PC	PC	PC					PC	PC	PC	PC	PC				X12+	x 12+	X	X		PC				
INSTITUTIONAL USES																																									
Adult care centers						PC	PC	PC	PC	PC										PC	PC	PC		PC	PC	PC	PC	PC	PC	PC						PC		PC	PC		
Armories																								X	X	X		X										X	X		
Athletic and sports facilities															X 12					PC	PC										X 12	X 12	X	X							
Child care centers						PC	PC	PC	PC	PC		PC	PC	PC	PC	PC		PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC		PC	PC	PC	PC		PC	PC	PC			
Child care centers, large																				PC	PC	PC		PC	PC	PC	PC	PC	PC				PC	PC		PC		PC			
Civic/social service/fraternal facilities						PC	PC	PC	PC	PC						X		PC	PC	X	X	X		X	X	X	X	X			X	X	X	X		X		X	X		
Conference centers, convention centers and halls, exhibit halls, merchandise marts, and similar uses																X				X										X	X	X	X								
Country and swim clubs																X 12															X 12	X 12	X	X							
Elementary and secondary schools	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						X 12	PC	PC	PC	X	X	X		X	X	X	X	X		X	X 12	X 12	X	X							
Group homes, up to 6 or 10 residents	PC	PC	PC	PC	PC	X	X	X	X	X		X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X	X							
Health institutions, including hospitals, clinics																X				PC			X	X	PC	X	X	X		X	X	X	X								
Jails and prisons																				PC				PC	PC	PC	PC	PC	PC										PC	PC	
Key: X - Uses Permitted As Of Right X+ - Uses Permitted with Additional Conditions PC - Uses Permitted under Prescribed Conditions * - Conditional Zoning Districts must be approved by City Council. Please check the official Zoning Ordinance for up-to-date information on uses Permitted by Right (X) or under Prescribed Conditions(PC). This document is updated quarterly, and may not reflect recent text amendments to the Zoning Ordinance.																																									
Jails, within an enclosed building																																									
Nursing homes, rest homes and homes for the aged						PC	PC	PC	PC	PC						PC 5				PC					PC	PC	PC	PC	PC		PC	PC 5	PC 5	PC	PC						
Orphanages, children homes and similar non-profit institutions						PC	PC	PC	PC	PC															PC	PC	PC	PC	PC	PC				X	X						
Recreation centers, up to 30,000 square feet	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC										X														X					X	X	

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	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2		
Recreation center, community																X 12				X											X 12	X 12	X	X							
Religious institutions, up to 750 seats	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	X 12				X					X	X	X	X (73)	X (73)			X 12	X 12	X	X		X			X	X
Religious institutions, up to 1,200 seats						PC	PC	PC	PC	PC						X 12	PC	PC	PC	X					X	X	X	X (73)	X (73)			X 12	X 12	X	X		X			X	X
Religious institutions, over 1,200 seats																X 12				X								73	73			X 12	X 12	X	X		X			X	X
Short-term care facilities																PC				PC					PC	PC	PC		PC			PC	PC	PC	PC				PC	PC	
Stadiums, coliseums and arenas												PC	PC	PC	PC	X 3				PC	PC	PC						PC			X 3	X 3	PC	PC				PC	PC	PC	
Universities, colleges and junior colleges	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						X 6				X					X	X	X	X	X			X 6	X 6							PC	PC
Universities, colleges, commercial schools, adult training schools in arts, science, trades and professions and dormitories																X															X	X	X	X							
Vocational schools, within enclosed buildings																								X	X	X	X	X		X						X					
Vocational schools																				X																			X	X	
Institutional uses normally permitted in RE-1 and RE-2 by right or with prescribed conditions in residential districts												X/PC	X/PC	X/PC	X/PC								X/PC																		
GOVERNMENT USES																																									
Government buildings, up to 300,000 sq ft some with no more than 4 drive-through service windows	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						X+ 19	PC	PC	PC		X+	X+		X+	X+	X+	X+	X+	X+	X+	X+ 19	X+ 19	X+	X+		X+			X+	X+	
Government buildings, over 300,000 square feet																				X								PC	PC	PC			X	X		X			X/PC		
Police and fire stations																X 12															X 12	X	X	X							
Post offices																X 19								X	X	X	X	X	X	X	X 19	X	X	X		X			X	X	
Public utility office buildings																X+ 19															X+ 19	X+ 19	X								
CULTURAL FACILITIES																																									
Art galleries																X 12															X12	X	X	X							
Libraries																X 12															X 12	X	X	X							
Museums																X 12															X	X	X	X							
Buildings for dramatic, musical or cultural activities												PC	PC	PC	PC	X				X							X	X		X	X	X	PC		X		PC				
BUSINESS USES																																									
Adult establishment																												X/PC						PC	PC				PC	PC	
Amusement, commercial, outdoor or indoor																												X					X					X	X		
Auction sales or auction houses																					X	X						X					X+					X	X		
Auction sales of real property and such personal property for the purpose of liquidation of assets																					X	X																			
Automotive repair garages,																												X+										X	X		

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	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2	
Automotive sales and motorcycle sales, including offices and repair facilities, up to 2,500 square feet, with no outdoor sales, display, or storage.																X+																								
Automotive sales and repairs, including tractor-trucks,																																								
Automotive service stations																																								
Automotive, truck and utility trailer rental																																								
Automotive and truck service and repair																																								
Bakeries, retail																																								
Bakeries, wholesale, including manufacturing of goods on premise, up to 5,000 square feet																																								
Bakeries, retail and wholesale, including manufacture of goods on premise, up to 2,500 square feet																																								
Barber and beauty shops																X 22																								
Boarding stables																																								
Boat and ship sales and repairs																																								
Building maintenance services																																								
Building material sales, retail																																								
Building material sales, wholesale																																								
Business and office uses permitted in B-1													X+	X+	X+																									
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Business and office uses permitted by right or with prescribed conditions in RE-1 and RE-2																							X/PC																	
Car washes																																								
Catalog and mail order houses																																								
Clinics, medical, dental & optical																																								
Clinics, medical, dental & optical, with no more than 4 drive-																																								
Clinics, veterinary																																								
Commercial rooming houses																																								
Contractor offices and accessory storage																																								
Contractor offices and accessory storage, excluding construction																																								
Day labor service agencies																																								

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	Single Family					Multi-Family						Urban Residential				Transit	Mixed Use			Inst	Research			Office			Business				Transit		Mixed Use	Conditional		Industrial				
	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2	
Distributive businesses																							PC																X	X
Dry cleaning and laundry establishments																X+ (22)												X+	X+		X+	X+ 22	X+ 22	X+	X		X+		X	X
Engraving establishments																												X											X	X
Exterminators																																		X						
Fabric sample assembly establishments																												X											PC	PC
Fences and fence material, retail sales within an enclosed building																											X	X												
Fences and fence materials, wholesale sales																																							X	X
Financial institutions, up to 300,000 square feet																X+								X	X	X	X+	X	X	X	X+	X+	X	X		X		X+	X+	
Financial institutions, over 300,000 square feet																								X	X	X		PC 22	PC 2	PC 22			X	X		X				
Flea market establishments with more than 70,000 square feet of enclosed space																																							PC	
Florists, retail																											X	X		X						X		X	X	
Florists, wholesale																											X	X	X					X		X		X	X	
Funeral homes																				PC				X+	X+	X+	X+						X	X+		X+				
Graphics research and production facilities																					X	X																	X	X
Hotels and motels																X						X	PC	PC	PC			X	X	X	X	X	X	X	X		X		X	PC
Jewelers, retail																											X	X		X							X			
Jewelers, wholesale																											X	X	X						X		X			
Kennel, commercial																												PC											PC	PC
Laboratories, applied and basic research																								X+	X+	X+		X+	X+	X+			X+				X	X	X	
Laboratories, applied and basic research, within an enclosed building																								X	X	X		X	X	X			X							
Laboratories, optical, medical, and dental																								X	X	X		X	X	X			X				X	X	X	
Laboratories, testing products and materials																					X	X																		
Laboratories, testing of products, manufacture, processes, or fabrication																																						X	X	X
Locksmiths																											X+	X+		X+			X	X+		X+		X+	X+	
Manufactured housing sales																												X 57											X	
Manufactured housing repairs																							X+					X 57		X+								X	X	
Marinas, commercial																												PC	PC											
Merchandise showrooms																						X																		
Merchandise showrooms, including warehousing in a single																														X								X	X	

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	Single Family					Multi-Family						Urban Residential				Transit	Mixed Use			Inst	Research			Office			Business				Transit		Mixed Use	Conditional		Industrial						
	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2			
Mixed-use developments or multi-use developments with a maximum of 30,000 square feet of GFA per floor, per tenant																X															X	X										
Neighborhood food and beverage services																											X	X	X	X												
Nightclubs, bars and lounges																PC												PC	PC			PC	PC	PC	PC		PC					
Nightclubs, bars and lounges up to 70,000 square feet																																							PC	PC		
Nurseries and greenhouses, retail and wholesale																											X	X								X		PC	PC			
Offices, up to 300,000 square feet						PC 27	PC 27	PC 27	PC 27	PC 27	PC 27										X+	X+		X+	X+	X+	X 62	X+	X+	X+								X	X 45			
Offices, up to 400,000 square feet																				PC	PC	PC		PC	PC	PC		PC 22	PC 22	PC 22			X	X		X	X	X	X			
Offices, over 400,000 square feet																				PC													X	X		X	X	PC				
Offices, professional, business, and general with no more than 4 drive-through service windows per use																X 19															X 19	X 19										
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Orthotics - prosthetics facilities																									PC	PC	PC	PC	PC	PC	PC									X	X	
Pest control and disinfecting services																												X												X	X	
Photo processing																																							X			
Printing and publishing, up to 100,000 square feet																							X				X+	X	X	X									X	X	X	
Printing and publishing, more than 100,000 square feet																							X								X							X	X	X		
Radio and television stations and/or offices																					X	X		X	X	X	X	X	X	X			X					X	X			
Repair or servicing of any article																											X+	X+	X+	X+			X+	X+		X		X		X	X	
Research uses																				X	X											X+										
Restaurants																X+				PC	PC	PC	X+				X	X/X+	X	X	X+	X+	X/X+	X/X+		X/X		X/X+	X/X+			
Retail establishments						PC	PC	PC	PC	PC									PC	PC	PC		PC/X+	PC/X+	PC/X+	X+	X+		X+			X/C	X		X		X+	X+				
Retail sales and service establishments, multi-tenant shopping centers, and personal service establishments with less than 30,000 square feet of GFA per tenant, per floor. No drive-through windows or outdoor storage permitted																X															X	X										
Retail sales and service establishments, and personal service establishments with more than 30,000 square feet of GFA per tenant, per floor.																PC															PC	PC										

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	Single Family					Multi-Family					Urban Residential				Transit	Mixed Use			Inst	Research			Office			Business				Transit		Mixed Use		Conditional		Industrial					
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Riding academies																													PC												
Showrooms, up to 70,000 square feet																													X	X	X			X	X			X	X	X	
Sign painting, exclusive of manufacture																													X									X	X		
Single room occupancy (SRO) residences																PC				PC								PC			PC	PC		PC			PC	PC			
Studios for artists, designers, photographers, sculptors, gymnasts, pottery, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental or precious jewelry																								X	X	X	X	X					X	X				X	X		
Subdivision sales offices	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	PC	X	X		X	X	X	X	X	X	X		X					X	X	X		
Tire recapping and retreading																													X												
Theaters, motion picture																													X				X			X		X			
Theaters, motion picture, drive-in																																							X		
Vehicle leasing offices																					PC	PC																			
Wholesale sales establishments																												X+	X+	X+			X+			X+	X	X			
Abattoirs																																							PC		
Agricultural industries																																							PC		
Assembly or fabrication of previously manufactured parts, including but not limited to the following: Apparel and other textile products, electronic and other electric equipment, except electrical generator and distribution, fabric samples, furniture and fixtures, industrial machinery and equipment, instruments and related products, leather and leather products, excluding tanning or curing of hides, lumber and wood products, paper and allied products, plastic and rubber products, metal products, transportation equipment, other similar uses																																							X	X	
INDUSTRIAL USES																																									
Foundries																																								X	
Junk yards																																								PC	
Lumber mills and storage yards																																								PC	
industrial uses																																									

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General Zoning Districts Manufacturing (light) or assembly uses: Aircraft component parts, appliances, bakery products, batteries, beverages, excluding alcoholic beverages. Boat and ship building, brooms and brushes, burial caskets, candy and confectionary products	Residential Districts														Non-Residential Districts																												
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Key: X - Uses Permitted As Of Right X+ - Uses Permitted with																																											
Cigarettes, cigars and chewing tobacco																																									PC	PC	
Communications equipment																					X	X								X										PC	PC		
Computer equipment and related devices																					X	X																					
Computer and office equipment																															X										PC	PC	
Cosmetics																																									X		
Costume jewelry and notions																																									PC	PC	
Dairy products																														X									X	PC	PC		
Drafting instruments																																							X				
Electrical components and accessories																																									PC	PC	
Electrical devices																																								X			
Electrical lighting and wiring equipment																																									PC	PC	
Electric equipment																																									PC	PC	
Electronic equipment, excluding heavy equipment such as used for electrical power generation																																									X		
Fabricated metal products, excluding use of blast furnaces or drop forges																																									PC	PC	
Firearms																																								X			
Fruit and vegetable processing and canning																																									X		
Furniture, cabinets, baskets, and other light wood products																																									X		
Grain mill products																																										PC	PC
Household appliance																																									PC	PC	
Household audio and visual equipment																																									PC	PC	
Ice																																									PC	PC	
Jewelry, silverware and plated ware																																									PC	PC	
Machines and parts																																									X		
Measuring and controlling devices																																									PC	PC	
Meat products, excluding slaughtering and dressing																																									PC	PC	

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	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2		
Meat and poultry products, excluding slaughtering																																							X		
Mechanical devices																																						X			
Medical instruments and supplies																														X									PC	PC	
Key: X - Uses Permitted As Of Right X+ - Uses Permitted with Additional Conditions PC - Uses Permitted under Prescribed Conditions * - Conditional Zoning Districts must be approved by City Council. Please check the official Zoning Ordinance for up-to-date information on uses Permitted by Right (X) or under Prescribed Conditions(PC). This document is updated quarterly, and may not reflect recent text amendments to the Zoning Ordinance.																																									
Medical and dental equipment																																							X		
Meters and metering equipment																																							X		
Musical instruments																														X								X	PC	PC	
Office machines																																						X			
Optical instruments																																						X			
Ophthalmic goods																														X									PC	PC	
Pens, pencils, office and art supplies																														X									PC	PC	
Pharmaceuticals																				X	X									X							X	PC	PC		
Photographic equipment																																						X			
Plastic products, fabricated from previously prepared plastic materials																																								PC	PC
Printing and finishing of textiles and fibers into fabric goods																																					X				
Preserved fruit and vegetable products																														X									PC	PC	
Pumps																															X							X	PC	PC	
Search and navigation equipment																															X								PC	PC	
Signs																																							PC	PC	
Tools, dies, machinery and hardware products																																						X			
Toys and sporting goods																															X									PC	PC
Vending machines																																						X			
Wire products																																						X			
Watches, clocks, watch cases and parts																															X							X	PC	PC	
Other similar uses																																						X	PC	PC	
INDUSTRIAL USES																																									
Manufacture (HEAVY) of:																																									
Abrasive and asbestos products																																									PC
Aircraft and parts																																									PC
Agricultural chemicals																																									PC
Alcoholic beverages																																									PC
Asphalt paving and roofing materials																																									PC
Brick, tile and clay products																																									PC
Chemical manufacture, refining and processing																																									PC
Concrete, gypsum and plaster products																																									PC
Construction and related machinery																																									PC

Table 9.101 PERMITTED USES BY DISTRICT

[illegible]

Table 9.101 PERMITTED USES BY DISTRICT

General Zoning Districts	Residential Districts																	Non-Residential Districts																						
	Single Family					Multi-Family					Urban Residential				Transit	Mixed Use			Inst	Research			Office			Business				Transit		Mixed Use	Conditional	Industrial						
	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2	
Truck stops																																								X
Truck terminals																																							X	
Utility operations center																																							X	
Warehousing																																							X	
Warehousing, within an enclosed building																													X									X	X	
Warehousing, excluding "mini-warehousing"																														X										
Waste incinerators, excluding medical waste incinerators																														X									PC	
OTHER USES																																								
Airports																																							X	
Beneficial fill site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC				PC	PC	PC		PC	PC	PC	PC	PC	PC	PC	PC	PC	PC				PC	PC	PC	
Buildings in excess of 40' in height																																						PC		
Bus and train terminals																												X	X										X	X
Bus passenger stations																																		X	X					
Bus stop shelters	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC					PC		PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC		PC	PC	
Cemeteries	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	PC				PC	PC	PC	PC	PC	PC	PC								PC	PC	
Construction and demolition (C & D) landfills																												PC	PC	PC	PC									PC
Crematorium, animal																								X	X	X	X	X						X				X	X	
Demolition landfills																					PC	PC																PC	PC	
Donation drop off facility																				PC	PC	PC		PC	PC	PC	PC	PC	PC			PC	PC		PC		PC	PC		
Electric and gas substations															PC																PC	PC	PC	PC						
Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths, and the like for normal electrical power distribution or communication service, and pipelines or conduits for electrical, gas, sewer, or water service																																								
Farms	X	X	X	X	X	X	X	X	X	X	X						X	X	X	X	X	X		X	X	X	X	X	X	X								X	X	X
Heliports and helistops, limited																																					PC	X	X/X+	
Highway and railroad right-of-way	X	X	X	X	X	X	X	X	X	X						X 24	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X 24	X 24	X			X		X	X
Homeless shelter																				PC	PC	PC					PC	PC	PC	PC			PC	PC			PC	PC		
Indoor recreation																			X	X	X	X		X	X	X		X					X			X		X		
Indoor recreation in multi-family buildings																								PC 27	PC 27	PC 27														
Land clearing and inert debris landfill (LCID), off-site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC					PC				PC	PC	PC	PC 16.1	PC 16.1	PC 16.1	PC 16.1				PC			PC	PC	PC	
Mobile Food Vending Service																PC											PC	PC		PC	PC	PC	PC						PC	PC
Off-street parking																								PC	PC	PC	PC	PC		PC				PC		PC	X	PC	PC	
Open air market for sale of fresh food and plants																X															X	X	X	X						
Open space recreational uses	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC										PC	PC	PC		PC	PC	PC	PC	PC	PC	PC								PC	PC	
Outdoor recreation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC			X			X		PC	PC	
Outdoor seasonal fresh produce stand															PC												PC	PC								PC				
Outdoor seasonal sales	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						PC	PC	PC	PC	X	X	X		X	X	X	X	X	X	X	PC	PC	X	X		X	X	X	X	

Table 9.101 PERMITTED USES BY DISTRICT

General Zoning Districts	Residential Districts															Non-Residential Districts																									
	Single Family	Multi-Family					Urban Residential				Transit	Mixed Use			Inst	Research			Office			Business				Transit		Mixed Use		Conditional	Industrial										
	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2		
Parking decks, structured																X															X	X	X	PC							
Parking lots, privately owned, (off-street, principal use) under 1 acre in size																PC 8															PC 8	PC 8									
Parking lots, (temporarily surface lots), over 1 acre in size																PC 18															PC 18	PC 18									
Parks, greenways and arboretums	X	X	X	X	X	X	X	X	X	X	X					X (non-commercial only)	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X (non-commercial)	X (non-commercial)	X	X (non-commercial)		X		X	X	
Public utility structures/transmission/distribution	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC					X 21	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC	X 24	X 24	X	X		PC		PC	PC	
Pump stations																																	X	X							
Quarries																																							PC		
Raceways & drag strips																																							PC	PC	
Radio, telephone, cellular telephone and telephone masts, towers, antennae and similar structures	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC			PC	pc			PC	PC		
Recycling centers, drop-off																												X	X	X	X										
Sanitary landfills																PC																							PC		
Shelter, accessory	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC						PC	PC	PC		29	29	PC	PC	PC	PC 32	PC			PC	PC			PC	PC	PC	
Shelter, emergency																					PC	PC	PC		29	29	PC	PC	PC	PC	PC	PC	PC	PC	PC				PC	PC	PC
Telecommunications and telephone switching facilities																																		X	X						
Telephone booths																						X	X		X	X	X	X	X	X	X			X			X		X	X	
Temporary buildings and storage of materials	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						PC 23	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC	PC 23	PC 23	PC	PC		PC	X	PC	PC	
Transit stations and associated parking facilities																X															X	X	X								
ACCESSORY USES AND STRUCTURES																																									
Accessory uses and structures clearly incidental and related to a permitted principal use or structure on a lot	X +	X +	X +	X +	X +	X +	X +	X +	X +	X +						X +	X +	X +	X +	X +	X +	X +		X +	X +	X +	X +	X +	X +	X +	X +	X +	X +			X +		X +	X +		
Adult care homes	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						PC	PC	PC						PC	PC	PC	PC	PC												
Bookstores, offices, printing and distribution and similar uses as accessory to a religious institution located on the same lot	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC																						
Child care centers, as an accessory use or structure																																								X	
Child care centers in a residence	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC					PC	PC	PC	PC	PC					PC	PC							
Customary home occupations	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC		PC	PC	PC					PC	PC	PC	PC	PC												
Donation drop off facilities																PC																									
Dormitories, accessory to a university, college, or junior college	X +	X +	X +	X +	X +																																				
Drive-through service windows																PC		PC	PC	PC	PC	PC		PC	PC	PC	PC	PC		PC	PC	PC	PC		PC		PC		PC	PC	
Drive-through service windows as an accessory to professional business and general offices																PC 7															PC 7	PC 7									
Dumpster, trash handling areas and service entrances	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC			PC			PC		PC	PC	PC	

Table 9.101 PERMITTED USES BY DISTRICT

General Zoning Districts	Residential Districts															Non-Residential Districts																										
															Transit				Inst													Mixed Use	Conditional									
	Single Family					Multi-Family					Urban Residential					Mixed Use				Research			Office			Business				Transit		Mixed Use			Industrial							
	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2			
Elderly and disabled housing, as an accessory to a single family detached dwelling	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC					PC	PC	PC	PC	PC														
Family child care home	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC					PC	PC	PC	PC	PC				PC	PC									
Fences and walls	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	X	X	X		X	X	X	X	X	X	X									X	X		
Guest accommodations at a conference center																				PC																						
Guest houses and servant quarters, as an accessory use to a single family detached dwelling	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC					PC	PC	PC	PC	PC														
Helistops, limited																				PC	PC	PC		PC	PC	PC	PC	PC	PC	PC												
Information pillars																PC 2															PC	PC	PC	PC								
Land clearing and inert landfill (LCID), on-site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						PC 5	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC	PC 5	PC 5		PC		PC		PC	PC	PC	PC	
Manager’s residence quarters																					PC	PC							PC	PC									PC	PC		
Marinas, accessory to residential	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC					PC	PC	PC	PC	PC	PC	PC												
Medical waste disposal facilities as an accessory use																																										
Outdoor lighting	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC				PC			PC			PC	PC		
Outdoor sales, accessory																														11.5												
Outdoor sales, accessory to a retail establishment																											PC in B-2	PC in B-2						PC	PC							
Outdoor storage of any materials, stock, or equipment																											PC	PC	PC	PC												
Parking decks as an accessory use to the principal use																																	X	PC								
Petroleum storage	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC			PC	PC		PC			PC	PC		
Petroleum storage, accessory to a permitted principal use or structure	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	PC			PC	PC		PC			PC	PC		
Petroleum storage, underground, accessory to a permitted automotive service station.																											PC	PC					PC	PC		PC			PC	PC		
Private kennels	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC					PC	PC	PC	PC	PC	PC	PC										PC	PC	
Private stables	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC							PC	PC	PC					PC	PC	PC	PC	PC	PC	PC										PC	PC	
Recreation centers as an accessory to a school	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC																																
Sale and storage of licensed and unlicensed motor vehicles	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC																																
Satellite dishes and towers																					PC	PC																				
Service buildings to house laundry facilities, recreational facilities, meeting rooms for residents of the park or subdivision, and a caretaker’s office.											X																															
Signs, bulletin boards, kiosks, and similar structures that provide historical information, information for noncommercial activities, or space for free use by the public																X 4															X 4	X 4	PC	X								

Table 9.101 PERMITTED USES BY DISTRICT

General Zoning Districts	Residential Districts																Non-Residential Districts																							
	Single Family						Multi-Family					Urban Residential				Transit	Mixed Use			Inst	Research			Office			Business				Transit	Mixed Use	Conditional	Industrial						
	R-3	R-4	R-5	R-6	R-8	R-8MF	R-12 MF	R-17MF	R-22MF	R-43MF	R-MH	UR-1	UR-2	UR-3	UR-C	TOD-R	MX-1*	MX-2*	MX-3*	INST	RE-1	RE-2	RE-3*	O-1	O-2	O-3	B-1	B-2	B-D	B-P	TOD-E	TOD-M	MUDD	UMUD	NS*	CC*	U-1	I-1	I-2	
Vending machines	X +	X +	X +	X +	X +	X +	X +	X +	X +	X +						X + 3	X +	X +	X +	X +	X +	X +		X +	X +	X +	X +	X +	X +	X +	X +	X + 3	X + 3	X +		X +		X +	X +	X +
Wireless communications facilities on top of a structure																PC 6															PC 6	PC 6								
Other accessory uses and structures permitted by right or with prescribed conditions in the RE-1 and RE-2 districts																						X / PC																		
Key: X - Uses Permitted As Of Right X+ - Uses Permitted with Additional Conditions PC - Uses Permitted under Prescribed Conditions * - Conditional Zoning Districts must be approved by City Council. Please check the official Zoning Ordinance for up-to-date information on uses Permitted by Right (X) or under Prescribed Conditions(PC). This document is updated quarterly, and may not reflect recent text amendments to the Zoning Ordinance.																																								