

CHAPTER 6. TABLE OF USES

SECTION 6.1. PRINCIPAL USE TABLE

The use table below lists the range of allowable principal uses, the zoning districts where they are permitted, and the type of application approval necessary from the County for the use to be established. The following application types are listed in the table:

A. PERMITTED USES

A “P” in a cell of the table indicates that the specific use type is permitted in the corresponding zoning district, subject to any referenced use standards identified in the table and issuance of a zoning permit (see Chapter 4) by the Administrator.

B. SPECIAL USES

An “S” in a cell of the table indicates that the specific use type may only be permitted in the corresponding zoning district following approval of a special use permit by the Board of Commissioners (see Chapter 12). Special uses are subject to any referenced use standards identified in the table and may be subject to additional conditions deemed necessary by the Board of Commissioners.

C. CONDITIONAL ZONING

A “Z” in a cell of the table indicates that the specific use type may only be permitted within a conditional zoning district that is parallel to the listed underlying zoning district (see Chapter 11). The conditional zoning district designation must be in place before the use type may be established.

D. PLANNED DEVELOPMENT DISTRICT

1. An “A” in a cell of the principal use table indicates that the specific use type is permitted in a planned development district, provided the specific use type is included in the list of potential use types in the master plan or terms and conditions document.
2. If a use type is listed as prohibited in a planned development district it may not be included in a master plan or terms and conditions document.

E. USE NOT PERMITTED

An “•” symbol in a cell of the summary use table indicates that the specific use type is not permitted in the corresponding zoning district.

F. BUILDING CODE CLASSIFICATION

1. The “Bldg. Code Group” column in the use table is intended for reference purposes only. Classifications will be verified by the Building Inspector and should follow the regulations of the applicable “Use & Occupancy Classification” in accordance with NC State Building Code.
2. Changes of use from one building code classification to a different building code classification within an existing building require approval of sealed plans by the Building Inspector.
3. The different kinds of building code classifications are set out in the table below.

BUILDING CODE CLASSIFICATIONS			
ABBREVIATION	CLASSIFICATION TYPE	ABBREVIATION	CLASSIFICATION TYPE
A	Assembly	M	Mercantile
B	Business	R	Residential
E	Education	S	Storage
F	Factory Industrial	U	Utility & Miscellaneous
H	Hazardous	Mix	Mixed Uses [1]
I	Institutional		
NOTES:			

BUILDING CODE CLASSIFICATIONS			
ABBREVIATION	CLASSIFICATION TYPE	ABBREVIATION	CLASSIFICATION TYPE
[1] Separation standards may apply.			

G. UNLISTED USES

1. In the event that a proposed principal use type is not listed in principal use table and provided such land use is not listed as prohibited use in this Chapter, the Administrator shall determine whether a materially similar land use exists in this Ordinance.
2. The Zoning Administrator shall determine whether or not an unlisted use is similar to an existing use type based on the standards in Section 4.3.C of this Ordinance.
3. Nothing shall limit the Administrator from seeking input from County staff, the Planning Board, or Board of Commissioners in making a determination of how to categorize an unlisted use.
4. Should the Administrator determine that a materially similar land use does exist, the regulations governing that land use shall apply to the unlisted use type and the Administrator’s determination shall be recorded in writing.
5. In cases where a proposed unlisted use type is not found to be similar to an existing use type, the Administrator may, but shall not be required to, initiate a text amendment application to revise the text of this Ordinance to add the use type in accordance with (see Chapter 10).

H. CHANGE OF USE

1. Several of the provisions in this Ordinance are applied at the time of a change in use. For the purposes of this Ordinance, each of the following shall constitute a “change in use:”
 - i. When an existing principal use is replaced by a new principal use that is of a different use classification, use category, or use type designation;
 - ii. When an existing principal use that is conducted entirely indoors becomes conducted entirely outdoors, or vice versa;
 - iii. When an existing use type that is a nonconforming use changes to a different use type that is also nonconforming, regardless of whether the newer nonconforming use is more intense than the prior nonconforming use;
 - iv. Any change in an existing use or development site that triggers the application of a differing set of building code requirements, such as the switch from residential requirements to non-residential or combined use requirements;
 - v. When an existing principal use intensifies or expands (with or without a shift in the use type) in a manner that increases the average daily trips associated with the use by 100 percent or more; and
 - vi. If a combined or multiple principal use is changed in ways where the mixture of use types changes or where the relative proportion of floor area devoted to one of the existing use types is modified to the extent that the total minimum off-street parking standards for the entire development are changed.
2. Conversion from one use type to the same use type under the same or a different owner is not a change in use. Additions or expansions of an existing use may require the need for compliance with development or design standards in this Ordinance.
3. Changes of use type within a planned development district do not constitute a change in use provided the new use types is identified in the planned development terms and conditions document. The addition of a new or unlisted use types within a planned development shall require an amendment to the planned development district.
4. Addition or conversion of secondary uses or the operation of a temporary use does not constitute a change in principal use.

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I. COMBINATION OR MULTIPLE PRINCIPAL USES

Developments with combination or multiple principal uses, such as shopping centers, shall:

1. Incorporate only those use types allowed in the applicable zoning district;
2. Comply with all the use standards that apply to each use type in the development; and
3. Comply with the required method of establishment for the use type identified in the principal use table.

J. MAJOR SUBDIVISION

The principal use table lists residential and non-residential major subdivisions and the zoning districts where these kinds of subdivisions are permitted in accordance with the applicable standards in Chapter 19. Minor, expedited, and family subdivisions are not required to obtain special use permit approval and are not prohibited in any zoning districts.

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P = Permitted by-Right S = Requires Special Use Permit Z = Permitted in Conditional Zoning District A = Allowed in PD District O = Not Permitted																		
Principal Use Type	Zoning Districts [1]															Specific Use Standards	Bldg. Code Class.	
	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ			PD-CZ
AGRICULTURAL USES																		
Agricultural Uses and Buildings (Not in a Bona Fide Farm)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.7	U
Bona Fide Farm	Bona Fide Farm exemption status is obtained through the Moore County Planning Department															8.20	S, U	
RESIDENTIAL USES																		
Single-Family Household																		
Dwellings, Single Family	P	P	P	P	P	P	P	P	P	•	•	•	•	•	Z	A	8.44	R-3
Dwellings, Duplex	•	P	P	•	•	•	P	•	P	•	•	•	•	•	Z	A	8.43	R-3
Family Care Home (6 or less)	P	P	P	P	P	P	P	P	P	•	•	•	•	•	Z	A	8.46	I, R
Manufactured Home	P	P	P	P	P	P	•	•	•	•	•	•	•	•	Z	A	8.66	R-3
Manufactured Home Park	Z	•	•	•	•	•	•	•	•	•	•	•	•	•	•	A	8.67	Mix
Multi-Family Residential																		
Group Care Facility	Z	•	•	•	•	•	•	•	•	•	S	P	•	•	•	A	8.56	I, R
Multi-family Dwelling (3 or more units per lot)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Z	A	8.76	R-2
Nursing Home	S	S	S	S	S	•	•	•	•	•	P	P	•	•	Z	A	8.79	B, I
COMMERCIAL USES																		
Animal Services																		
Animal Shelter	Z	•	•	•	•	•	•	•	•	•	•	•	•	P	•	•	8.11	B
Animal Training Facility, Military	Z	•	•	•	•	•	•	•	•	•	•	•	•	P	•	•	8.12	B
Kennels, Overnight	Z	•	•	•	•	•	•	•	•	•	Z	Z	•	P	•	A	8.63	B
Pet Day Care, Grooming, Obedience Training	Z	•	•	•	•	•	•	•	•	•	P	P	P	•	•	A	8.84	B
Veterinary Clinic	Z	•	•	•	•	•	P	•	•	•	P	P	P	•	•	A	8.112	B

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	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I			MF-CZ	PD-CZ	
Offices and General Services																			
Beauty / Barber Shop / Nail Salon	•	•	•	•	•	•	•	•	P	•	•	P	P	P	•	A	8.17	B	
Bed and Breakfast	Z	Z	Z	Z	Z	Z	•	•	•	•	•	•	•	•	Z	A	8.18		
Commissary Kitchen	P	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.33	B	
Dry Cleaning and Laundromat	•	•	•	•	•	•	•	•	P	•	P	P	P	P	•	A	8.42	B	
Equestrian Cottage	•	•	•	•	•	•	Z	•	•	•	•	•	•	•	•	A	8.45		
Hotel and Motel	•	•	•	•	•	•	•	•	•	•	•	P	•	•	•	A	8.61	R-1	
Office	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.80	B	
Small Appliance Repair Shop	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.101	B	
Trade Contractor Office and Workshop	•	•	•	•	•	•	•	•	•	•	Z	P	P	P	•	A	8.108	B, S	
Retail Services																			
Auction House	•	•	•	•	•	•	•	•	•	•	P	P	•	P	•	A	8.14	A-3, B	
Convenience Store	S	•	•	•	•	•	•	•	P	•	P	P	P	P	•	A	8.36	M	
Feed and Seed Sales	S	•	•	•	•	•	S	•	•	•	P	P	•	P	•	A	8.47	B, M	
Florist	P	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.49	B	
Flea Market	S	•	•	•	•	•	•	•	•	•	Z	P	•	•	•	•	8.48	B, M	
Garden Center	•	•	•	•	•	•	•	•	•	•	P	P	P	•	•	A	8.52	M, U	
Manufactured or Modular Home Sales	•	•	•	•	•	•	•	•	•	•	•	P	•	P	•	•	8.68	B	
Restaurant	•	•	•	•	•	•	•	•	P	•	P	P	P	P	•	A	8.92	A-2	
Retail	•	•	•	•	•	•	•	•	•	•	P	P	P	•	•	A	8.93	M	
Shopping Centers	•	•	•	•	•	•	•	•	•	•	•	Z	•	S	•	A	8.100	M	
Wholesales	•	•	•	•	•	•	•	•	•	•	•	P	S	P	•	A	8.114	M	
Vehicle Services																			
Boat & RV Storage	•	•	•	•	•	•	•	P	•	•	•	Z	Z	•	•	•	8.19	S-1	
Car Wash or Auto Detailing	•	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.25	B
Commercial Truck Wash	•	•	•	•	•	•	•	•	•	•	S	P	•	P	•	A	8.32	B	
Parking Lot as a Principal Use	•	•	•	•	•	•	•	•	•	•	P	P	P	P	Z	A	8.81	S-2	
Taxi Service	•	•	•	•	•	•	•	•	•	•	Z	P	•	P	•	A	8.105	B, A-3	
Vehicle, Auto Parts, Tires, Farm Equipment, Boat, RV – Sales, Rental, or Service	•	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.109	B, S-1
Vehicle Service Station (Gas Stations)	•	•	•	•	•	•	•	•	•	•	P	P	Z	P	•	A	8.110	M	

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	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I			MF-CZ	PD-CZ
Vehicle Wrecker Service	•	•	•	•	•	•	•	•	•	•	Z	Z	•	P	•	•	8.111	S-1
Adult Uses																		
Adult Gaming Establishment	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.6	B
Bar / Tavern	•	•	•	•	•	•	•	•	•	•	•	P	S	•	•	A	8.16	A-2
Brewery / Winery	S	•	•	•	•	•	•	•	•	•	•	P	P	P	•	A	8.21	A-2, F
Dance Club / Night Club / Billiards	•	•	•	•	•	•	•	•	•	•	•	P	Z	•	•	•	8.38	A-2, A-3
Distillery	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	A	8.40	F-1
Massage & Bodywork Therapy	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.73	B
Pawn Shop	•	•	•	•	•	•	•	•	•	•	•	P	Z	P	•	•	8.82	B
Sexually Oriented Business	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.97	A-2, M
Tattoo Parlor, Body Piercing	•	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	8.104	B
EDUCATIONAL & INSTITUTIONAL USES																		
Cemetery or Mausoleum, Commercial	S	•	S	S	•	•	S	•	•	•	P	•	•	•	•	•	8.26	n/a
Child Care Facility	S	S	S	S	P	S	S	•	S	•	P	P	S	•	•	A	8.28	E, I
College / Business & Trade School	S	•	•	•	•	•	•	•	•	•	•	P	•	P	•	A	8.31	B
Funeral Home with Crematorium	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.51	A-3, B
Government Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.55	B
Hospital	•	•	•	•	•	•	•	S	S	•	•	•	•	•	•	A	8.60	I
Museum / Art Gallery	S	•	•	•	•	•	•	•	•	•	P	P	P	•	•	A	8.77	A-3
Religious Institution	S	•	•	P	P	P	•	S	S	•	P	P	P	•	•	A	8.91	A-3, E
Security Training Facility	S	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	8.96	B
School, Elementary / Middle / High	S	•	•	P	P	P	•	S	S	•	P	P	P	•	•	A	8.95	E
RECREATION USES																		
Airport, Public or Private	S	•	•	•	•	•	•	•	•	•	•	•	•	Z	•	A	8.8	A-3, B
Airstrip, Small Private	S	•	•	•	•	•	•	•	•	•	P	•	•	•	•	A	8.9	B
Assembly Hall	Z	•	•	•	•	•	•	•	Z	•	•	Z	Z	P	•	A	8.13	A-4, A-5

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	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ			PD-CZ
Camp or Care Center	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	A	8.22	A-3, R-1
Campground, Public and Private	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	A	8.23	A-3, R-1
Camp, Recreation Day	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	A	8.24	A-3
Civic / Social Club, Lodge, Organization	S	•	•	P	P	P	•	S	S	•	P	P	P	•	•	A	8.30	A-2, A-3
Golf Driving Range	•	•	•	•	•	•	•	S	S	P	•	P	•	•	•	A	8.54	A-3
Golf Course (including par 3)	•	•	•	•	•	•	•	S	S	P	•	P	•	•	•	A	8.53	U
Marina (fuel & supplies)	•	•	•	•	•	•	•	P	P	•	•	•	•	•	•	A	8.71	M
Neighborhood Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.78	U
Recreation, Indoor	•	•	•	•	•	•	•	•	•	•	S	P	S	•	•	A	8.88	A-5
Recreation, Low Impact Outdoor	P	•	P	P	P	P	P	P	P	•	P	P	S	•	•	A	8.89	A-5
Recreation, High Impact Outdoor	Z	•	•	•	•	•	•	•	•	•	•	•	Z	P	•	•	8.90	
Shooting Range, Indoor	Z	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	8.98	A-5
Shooting Range, Outdoor	Z	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	8.99	A-5
Zoo / Petting Zoo	Z	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	8.117	A-5, U
INDUSTRIAL USES																		
Production																		
Manufacturing & Sales, Pottery	P	•	•	•	•	•	•	•	•	•	P	P	P	P	•	•	8.85	F
Manufacturing, Light (no odors or smoke)	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	A	8.70	F
Manufacturing, General	•	•	•	•	•	•	•	•	•	•	•	•	•	Z	•	•	8.71	F-1, F-2
Utilities / Services																		
Contractors Storage Yard and Office	Z	•	•	•	•	•	•	•	•	•	•	P	•	P	•	•	8.35	S-1, U
Crematorium Facility	•	•	•	•	•	•	•	•	•	•	•	Z	•	P	•	•	8.37	B
Freight Terminal	Z	•	•	•	•	•	•	•	•	•	•	S	•	S	•	•	8.50	S-1, S-2
Public & Private Utility Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.86	U
Solar Collector Facility	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.102	U
Antenna Collocation, Major	S	S	S	P	P	P	P	•	•	•	P	P	P	P	Z	A	8.115	U
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	•	P	P	P	P	Z	A	8.115	U
Small Wireless Facility	S	S	S	P	P	S	P	P	P	•	P	P	P	P	Z	A	8.115	U

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Telecommunications Tower, Major	Z	•	•	•	•	•	•	•	•	•	•	Z	•	Z	•	A	8.115	U
Telecommunications Tower, Minor	S	•	•	•	•	•	•	•	•	•	P	P	S	P	Z	A	8.115	U
Warehousing																		
Mini-Warehouse (self service)	•	•	•	•	•	•	•	•	P	•	Z	Z	Z	Z	•	A	8.74	S
Warehousing or Distribution Center	Z	•	•	•	•	•	•	•	•	•	•	S	•	P	•	•	8.113	S-1, S-2
Waste-Related Services																		
Debris Management Facility	Z	•	•	•	•	•	•	•	•	•	Z	•	•	P	•	•	8.39	U
Hazardous Waste / Toxic Chemical Disposal or Processing	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.57	U
Landfill	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.65	U
Mining / Quarry Operation	Z	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.75	U
Salvage Yard	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.94	U
MAJOR SUBDIVISIONS																		
Residential Major Subdivision	•	S	S	•	•	S	•	•	•	•	•	•	•	•	•	•	Ch. 19	
Non-residential Major Subdivision	•	•	•	•	•	•	•	•	•	•	•	S	•	S	•	•	Ch. 19	
NOTES:																		
[1] Land located within the Highway Corridor Overlay District shall be subject to the sub-district-based use related provisions in Section 7.11 of this Ordinance.																		

SECTION 6.2. ACCESSORY USES

A. DEFINITION

An accessory use or building shall be incidental and subordinate to the principal use or building and shall be conducted or located on the same lot. Examples of accessory buildings may include garages, carports, barns, and storage buildings.

B. PROCEDURE FOR ESTABLISHMENT

Accessory uses or structures may be approved in conjunction with the approval of the principal use or subsequently following the establishment of the principal use through the approval of a zoning permit or special use permit, as appropriate. Except for personal workshop/storage buildings, no accessory use or structure shall be approved, established, or constructed before a principal use is approved in accordance with this Ordinance.

C. GENERAL STANDARDS FOR ALL SECONDARY USES AND STRUCTURES

1. PERMITTED ACCESSORY USES AND STRUCTURES

- i. Indoor athletic courts (pickleball, basketball, tennis, etc.) shall be allowed as accessory uses to existing and proposed major subdivisions when they are clearly incidental to the subdivision and intended to serve the residents of the subdivision.
- ii. Except for accessory dwellings, permitted accessory uses and structures shall:
 01. Be clearly incidental to an allowed principal use or structure;
 02. Be subordinate to and serve an allowed principal use or structure;
 03. Be subordinate in area, extent, and purpose to the principal use or structure; and
 04. Contribute to the comfort, convenience, or needs of occupants associated with the principal use or structure.

2. LOCATION OF ACCESSORY USES AND STRUCTURES

- i. Except on lots in the RA district, accessory buildings shall be located in the rear or side yard. Accessory uses and structures in the RA zoning district may also be located in the front yard, subject to the required accessory building setbacks.
- ii. Accessory horse stables are permitted in the front or side yard in the RA and RE zoning districts.
- iii. Except for fences and walls contributing to the screening function of a landscaping buffer, no accessory structure shall be located within a required landscaping area.
- iv. No accessory use or structure may be located in a required setback except as permitted by this Ordinance.
- v. No accessory use or structure shall:
 01. Be located within a designated fire lane;
 02. Obstruct required sight distance triangles;
 03. Impede ingress or egress to a lot, site, or principal structure;
 04. Be located above or beneath public utilities (except for fences or walls);
 05. Interfere with drainage or stormwater control measures; or
 06. Be within an emergency access route designated on an approved site plan.
- vi. Except for authorized stormwater control measures within a drainage easement, no accessory use or structure shall be located within any platted or recorded easement without the prior written consent of the landowner.

3. STRUCTURE HEIGHT

- i. Accessory structures shall comply with the height requirements for the zoning district where located.
- ii. Except for agricultural uses, no accessory structure's height shall exceed the height of the principal use.

4. MAXIMUM STRUCTURE SIZE

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- i. No accessory use or structure shall exceed the floor area associated with the principal use or structure it serves.

D. COMPLIANCE WITH OTHER ORDINANCE REQUIREMENTS

Accessory uses and structures shall conform to the applicable requirements of this Ordinance, including this section, the district standards, the applicable use standards, and the development standards.

E. ACCESSORY USE TABLE

1. If a specific accessory use is allowed by-right, the cell underneath the zoning district is marked with a "P".
2. If a specific accessory use is allowed subject to a special use permit, the cell underneath the zoning district is marked with a "S".
3. A "Z" in a cell of the table indicates that the specific accessory use may only be permitted within a conditional zoning district that is parallel to the listed underlying zoning district (see Chapter 11). The conditional zoning district designation must be in place before the use type may be established.
4. If the accessory use or structure is not allowed in a zoning district, the cell is marked with an "O".
5. In the case of planned development districts, if an accessory use is allowable, it is marked with an "A", and the accessory use must be set out in the approved master plan or terms and conditions document.
6. If there is a reference contained in the column entitled "Specific Use Standards," refer to the cited section(s) for additional standards that apply to the specific accessory use.
7. The accessory use table below may not be inclusive of all possible accessory uses, and in the event an accessory use is proposed that is not listed in the table, the Administrator shall consult the principal use table to determine if the proposed accessory use corresponds to a listed principal use. Any permitted principal use in a zoning district is also permitted as an accessory use. In no instance shall an accessory use be permitted in a zoning district where it is prohibited as a principal use.
8. In the event a proposed accessory use is not listed in the table below and there is no corresponding principal use, the Administrator shall determine how to treat the accessory use in accordance with the standards for unlisted uses (see Section 6.1.G).

ACCESSORY USE TABLE																		
Accessory Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class.
RESIDENTIAL USES																		
Accessory Dwelling Located within Stick-Built Dwelling	P	P	P	P	P	P	P	•	•	•	•	•	•	•	Z	A	8.1	R
Accessory Dwelling Located within Non-Residential Building	•	•	•	•	•	•	•	•	•	•	P	P	P		Z	A	8.2	Mix
Accessory Manufactured Home	P	P	P	P	P	P	P	•	•	•	•	•	•	•	Z	A	8.3	R
Accessory Stick-Built Dwellings	P	P	P	P	P	P	P	•	•	•	•	•	•	•	Z	A	8.4	R
Carport or Garage	P	P	P	P	P	P	P	P	P	•	P	P	P	P	Z	A	6.2	R,S
Home Occupation, Level 1	P	P	P	P	P	P	P	P	P	•	•	•	•	•	Z	A	8.58	R
Home Occupation, Level 2	Z	•	•	Z	Z	•	Z	•	•	•	•	•	•	•	Z	A	8.59	R
Personal Workshop / Storage Building	P	P	P	P	P	P	P	•	•	•	•	•	•	•	Z	A	8.83	R, S
Family Health Care Structure	P	P	P	P	P	P	P	P	P	•	•	•	•	•	•	A		R
COMMERCIAL USES																		
Automatic Teller Machine (ATM)	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.15	U
EDUCATIONAL AND INSTITUTIONAL USES																		

CHAPTER 6. TABLE OF USES
SECTION 6.3. TEMPORARY USES

ACCESSORY USE TABLE

Accessory Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class.
Cemetery, Family	P	P	P	P	P	P	P	P	P	•	•	•	•	•	•	A	8.27	n/a
Child Care Home Facility	P	S	P	P	P	S	S	•	•	•	•	•	•	•	•	A	8.29	E, R
RECREATION USES																		
Accessory Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.5	A, R
Accessory Indoor Athletic Courts	Only allowed as an accessory use when clearly incidental to a major subdivision.																6.2.C	A, R
INDUSTRIAL USES																		
Amateur Radio and Receive-only Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.10	U
Solar Collectors, On-Site Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.103	U

SECTION 6.3. TEMPORARY USES

A. APPLICABILITY

The standards in this section apply to non-permanent uses that take place on a temporary basis whether on the same site or in different locations across the County’s planning jurisdiction.

B. PROCEDURE FOR ESTABLISHMENT

Temporary uses or structures may be approved in conjunction with the approval of the principal use or subsequently following the establishment of the principal use through the approval of a zoning permit or special use permit, as appropriate. Temporary uses may take place on vacant lots.

C. GENERAL STANDARDS FOR ALL TEMPORARY USES AND STRUCTURES

All temporary uses and structures shall comply with the following general standards, unless otherwise specified in this Ordinance:

1. GENERAL REQUIREMENTS

An applicant proposing a temporary use or structure shall:

- i. Secure written permission from the landowner;
- ii. Obtain the appropriate permits and licenses from the County and other agencies;
- iii. Comply with the applicable requirements for signs if signage is proposed;
- iv. Meet public utility requirements for proper connection to water, sewer, electrical and other utility service connections, as applicable;
- v. Not violate the applicable conditions of approval that apply to a site or use on the site;
- vi. Not result in a situation where the principal use, if present, fails to comply with the standards of this Ordinance;
- vii. Ensure the site of a temporary use or structure contains sufficient land area for the temporary use and for the parking and traffic movement associated with the temporary use, without impacting environmentally sensitive lands; and
- viii. Ensure temporary uses remain in place no longer than 90 days if located within a special flood hazard area.

2. GENERAL CONDITIONS

In approving a zoning permit for temporary uses or structures, the Administrator is authorized to impose any of the following general conditions upon the premises benefited by the permit as may be necessary to

CHAPTER 6. TABLE OF USES
SECTION 6.3. TEMPORARY USES

reduce or minimize any potential adverse impacts upon other property in the area, as long as the condition relates to a situation created or aggravated by the proposed temporary use. The Administrator is authorized, where appropriate, to require:

- i. Provision of temporary parking facilities, including vehicular access and egress;
- ii. Control of nuisance factors, such as but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gases, and heat;
- iii. Prohibition of the storage or use of hazardous materials;
- iv. Regulation of placement, height, size, and location of equipment;
- v. Provision of sanitary and medical facilities;
- vi. Provision of solid waste collection and disposal;
- vii. Provision of security and safety measures;
- viii. Use of an alternate location or date;
- ix. Modification or elimination of certain proposed activities; and
- x. Regulation of operating hours and days, including limitation of the duration to a shorter time period than requested or specified in this subsection.

D. TEMPORARY USE TABLE

1. If a specific temporary use is allowed by-right, the cell underneath the zoning district is marked with a "P".
2. If a specific temporary use is allowed subject to a special use permit, the cell underneath the zoning district is marked with a "S".
3. If the temporary use or structure is not allowed in a zoning district, the cell is marked with an "O".
4. In the case of planned development districts, if an temporary use is allowable, it is marked with an "A", and the temporary use must be set out in the approved master plan or terms and conditions document.
5. If there is a reference contained in the column entitled "Specific Use Standards," refer to the cited section(s) for additional standards that apply to the specific temporary use.
6. The temporary use table below may not be inclusive of all possible temporary uses, and in the event an temporary use is proposed that is not listed in the table, the Administrator shall consult the principal and accessory use tables to determine if the proposed temporary use corresponds to a listed principal or accessory use. In no instance shall an temporary use be permitted in a zoning district where it is prohibited as a principal or accessory use.
7. In the event a proposed temporary use is not listed in in the table below and there is no corresponding principal or accessory use, the Administrator shall determine how to treat the temporary use in accordance with the standards for unlisted uses (see Section 6.1.G).

TEMPORARY USE TABLE																		
Temporary Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class.
Construction Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.34	S-1
Drop-In Child Care Facility	•	•	•	•	•	•	•	•	•	•	P	P	P	•	•	A	8.41	
Itinerant Merchant	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	A	8.62	n/a
Land Clearing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.64	F-1
Manufactured Home or RV, Temporary	P	P	P	P	P	P	P	•	•	•	•	•	•	•	•	A	8.69	R-3
Real Estate Offices, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.87	S-1
Temporary Events (Special Event)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Z	A	8.106	n/a

CHAPTER 6. TABLE OF USES

SECTION 6.4. PROHIBITED USES

TEMPORARY USE TABLE

Temporary Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	I	MF-CZ	PD-CZ	Specific Use Standards	Bldg. Code Class.
Temporary Family Health Care Structure	P	P	P	P	P	P	P	P	P	•	•	•	•	•	Z	A	8.107	R, I
Yard Sales, Residential and Civic	P	P	P	P	P	P	P	P	P	•	P	P	•	•	•	A	8.116	n/a

SECTION 6.4. PROHIBITED USES

A. USES PROHIBITED COUNTYWIDE

1. The following use types are not listed in the principal use table, and are prohibited throughout the County’s planning jurisdiction in all zoning districts.
2. In cases where one or more of these uses is lawfully established and in operation prior to November 15, 2022, the use shall be subject to the provisions in Chapter 9.
 - i. Outdoor advertising or billboards, except where prohibition is preempted by State or federal law. Outdoor advertising lawfully established prior to November 15, 2022, may be permitted to continue as a nonconforming use only in accordance with Article 5. Nonconformities, and NCGS Section 160D-912.
 - ii. Acetylene gas manufacture;
 - iii. Acid manufacture;
 - iv. Ammonia, bleaching powder, or chlorine manufacture;
 - v. Biohazard or infectious waste storage or incineration;
 - vi. Cellophane manufacture;
 - vii. Creosote manufacture or treatment plants;
 - viii. Distillation of bones, coal, petroleum, refuse, tar, or wood;
 - ix. Glue and size manufacture;
 - x. Nitrogenous tankage, fish meal or manufacture of any fertilizer materials carrying an objectionable odor;
 - xi. Oilcloth or linoleum manufacture;
 - xii. Ore reduction;
 - xiii. Vinegar manufacturing.
 - xiv. Use of a boat, houseboat, or other floating structure as a temporary or permanent residence (this shall not prevent the overnight occupancy of a vessel temporarily moored while in transit on navigable waters); and
 - xv. Use of a recreational vehicle as a permanent residence.

B. USES PROHIBITED IN SPECIAL FLOOD HAZARD AREAS

1. The following uses are prohibited in designated floodways:
 - i. Buildings, including manufactured homes; and
 - ii. Any use that would cause any increase in base flood levels.
2. The following development is prohibited in designated floodplains due to the North Carolina Flood Act of 2000:
 - i. New solid waste disposal facilities;
 - ii. New hazardous waste management facilities;
 - iii. New salvage or junkyards; and
 - iv. New chemical storage facilities.

