

# Allowed and Conditional Principal Uses

## for R-L

### (Residential Low Density District)

For single family residence and other customary residential uses

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| Use Classification                                | Specific Use Type  | Use Allowance | Additional Regulations Found in the Land Development Code          |
|---|--|---------------|--|
| <b>AGRICULTURE USE</b>                            |  |               |  |
| <b>Agriculture</b>                                | Crop Production pasture grazing land, poultry hatcheries, fish hatcheries, dairy farms, ranching |               |  |
|   | Permanent roadside stand   |               |  |
| <b>Agriculture Services</b>                       | Feed Store   |               |  |
| <b>Horticulture and Nurseries</b>                 | Greenhouse/ nursery with retail sales  |               | <a href="#">Sec. 5.2.17</a>  |
|   | Greenhouse/ nursery without retail sales   |               |  |
| <b>COMMERCIAL USES</b>                            |  |               |  |
| <b>Adult Businesses</b>                           | Massage Parlor   |               | <a href="#">Sec. 5.2.1</a>   |
|   | All Others   |               | <a href="#">Sec. 5.2.1</a>   |
| <b>Animal Services</b>                            | Animal Boarding (Kennels) and Training   |               | <a href="#">Sec. 5.2.20</a>  |
|   | Animal Hospital  |               |  |
|   | Veterinary Offices or Clinics  |               | <a href="#">Sec. 5.2.38</a>  |
| <b>Building Materials &amp; Services (Retail)</b> | Landscape Equipment, Hardscape Materials   |               | <a href="#">Sec. 5.2.8</a>   |
|   | All Others   |               | <a href="#">Sec. 5.2.8</a>   |
| <b>Businesses Services</b>                        | Courier Services   |               |  |
|   | All Others   |               |  |
| <b>Catering Services</b>                          |  |               |  |
| <b>Convenience Lending Operations</b>             | Pawnbroker   |               | <a href="#">Sec. 5.2.9</a>   |
|   | Payday Lender  |               | <a href="#">Sec. 5.2.9</a>   |
|   | All Others (e.g., check cashing business and title lender)                                       |               | <a href="#">Sec. 5.2.9</a>   |
| <b>Eating and Drinking Establishments</b>         | Fast Food Restaurant   |               | <a href="#">Sec. 5.2.12 &amp; 14</a><br><a href="#">Sec. 8.6.5</a> |
|   | Fast Food Restaurant with Drive Thru   |               | <a href="#">Sec. 5.2.14</a>  |
|   | Restaurant   |               | <a href="#">Sec. 5.2.12</a>  |
|   | Bar, Tavern, Night Club  |               | <a href="#">Sec. 5.2.12</a>  |
| <b>Financial Institutions</b>                     | No Drive-in Facilities   |               | <a href="#">Sec. 5.2.15</a>  |
|   | With Drive-in Facilities   |               |  |
| <b>Food and Beverage</b>                          | Convenience Store  |               | <a href="#">Sec. 5.2.10</a>  |
|   | Grocery Store  |               |  |
|   | Farmers Market   |               |  |
|   | All Others (e.g., delicatessen, retail bakery, specialty food market)                            |               |  |

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|--|---|---------------|---|
| <b>Funeral and Internment Services</b>             | Funeral Homes and Mortuaries  |               |   |
|  | Crematoriums  |               |   |
| <b>Office</b>                                      | Business or Professional (including medical/dental offices/clinics) |               | <a href="#">Sec. 5.2.24</a>                               |
| <b>Personal Services</b>                           | Instructional Services, Studios                                     |               |   |
|  | All Other   |               |   |
| <b>Recoding Studio, Radio, T.V. Studio</b>         |   |               |   |
| <b>Recreation or Amusement Facilities, Private</b> | Indoor  |               | <a href="#">Sec. 5.2.26</a>                               |
|  | Outdoor Playing Fields  | <b>C</b>      |   |
|  | Outdoor Bungee Jumping  |               |   |
|  | Outdoor Swimming Pools  |               |   |
|  | Outdoor Ice Skating Rinks   |               |   |
|  | Outdoor - All Others  |               |   |
|  | Riding Academies and Stables  |               |   |
| <b>Repair Services (NOT Including Vehicles)</b>    | Furniture and Major Household appliance repair                      |               | <a href="#">Sec. 5.2.27</a>                               |
|  | All Other   |               | <a href="#">Sec. 5.2.27</a>                               |
| <b>Retail Establishments</b>                       | Firewood Storage and Sales  |               |   |
|  | Outdoor Retail Display and Sales                                    |               | <a href="#">Sec. 6.5.12</a>                               |
|  | Regional Shopping Center  |               |   |
|  | Retail Establishments Large (25,000 sq. ft. GFA or Larger)          |               | <a href="#">Sec. 6.9</a>                                  |
|  | All Other Retail Less than 25,000 sq. ft. GFA                       |               | <a href="#">Sec. 5.2.28</a><br><a href="#">Sec. 6.9</a>   |
|  | Small Retail Recycling Establishment (less than 35,000 sq. ft.)     |               |   |
|  | Used Merchandise Store - Inventory Primarily Donated                |               |   |
|  | Used Merchandise Store - Inventory Primarily Non - Donated          |               |   |
|  | Used Merchandise Donation Center                                    |               |   |

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|--|--|---------------|---|
| <b>Telecommunications Facilities and Satellite Dish Antennas</b> | Radio and Television Transmission Tower  |               | <a href="#">Sec. 5.2.32</a>                               |
|  | Freestanding Towers  |               | <a href="#">Sec. 5.2.32</a>                               |
|  | Other Facilities   | <b>A</b>      | <a href="#">Sec. 5.2.32</a>                               |
| <b>Vehicle and Equipment Sales and Services</b>                  | Automobile Rentals   |               | <a href="#">Sec. 5.2.3</a>                                |
|  | Automobile Washing Facility  |               | <a href="#">Sec. 5.2.4</a>                                |
|  | Limited Equipment Rental   |               |   |
| <b>Vehicle and Equipment Sales and Services</b>                  | Motor Vehicle Dealer/Sales, New and Used (includes RV's, Trailers, Mobile Homes)                           |               |   |
|  | Motor Vehicle Showroom (interior display)  |               | <a href="#">Sec. 4.6.3.4</a>                              |
|  | Service Stations (Minor repairs included)  |               | <a href="#">Sec. 5.2.10</a>                               |
|  | Vehicle or Automobile wrecking or Salvage yard (including outdoor storage of inoperable vehicles)          |               | <a href="#">Sec. 5.2.36</a>                               |
|  | Vehicle Storage (Operable vehicles only)   |               |   |
|  | Vehicle Towing Services  |               |   |
|  | Major Vehicle and Equipment Repair (includes auto body repair, paint shops, and incidental sales of parts) |               | <a href="#">Sec. 5.2.31</a> ; <a href="#">Sec. 5.2.37</a> |
|  | Minor Vehicle Repair (includes minor repair where vehicles are not stored in an inoperable condition)      |               |   |
|  | Vehicle and Equipment Sales and Rentals (other than motor vehicle)   |               |   |
| <b>Visitor Accommodations</b>                                    | Bed and Breakfast Establishments   | <b>C</b>      | <a href="#">Sec. 5.2.6</a>                                |
|  | Hotel and Motel  |               |   |
|  | Trailer Park, Overnight Campground   |               | <a href="#">Sec. 5.2.33</a>                               |
| <b>Warehouse and Distribution</b>                                | Freight Terminal, Excluding Couriers   |               | <a href="#">Sec. 5.2.16</a>                               |
|  | Mini Storage and Warehouse   |               | <a href="#">Sec. 5.2.22</a>                               |
|  | Retail Sales in Conjunction with Warehouse Establishment   |               | <a href="#">Sec. 5.2.34</a>                               |
|  | All Other  |               | <a href="#">Sec. 5.2.34</a>                               |

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| <b>Wholesale Establishments (Including Accessory Offices)</b> | Bakery   |               | <a href="#">Sec. 5.2.5</a>                                |
|   | Retail Sales in Conjunction with Wholesaling   |               | <a href="#">Sec. 5.2.35</a>                               |
|   | Wholesaling Including Stock  |               | <a href="#">Sec. 5.2.35</a>                               |
| <b>INDUSTRIAL USES</b>  |  |               |   |
| <b>Auction House or Yard</b>                                  |  |               | <a href="#">Sec. 5.2.2</a>                                |
| <b>Industry</b>   | Concrete Products Production   |               | <a href="#">Sec. 5.2.19</a>                               |
|   | Custom Crafts (such as ceramics, furniture making, and stained glass production)   |               | <a href="#">Sec. 5.2.19</a>                               |
|   | General Machine Shops  |               | <a href="#">Sec. 5.2.19</a>                               |
|   | Light Trade and Technical Uses   |               | <a href="#">Sec. 5.2.19</a> ; <a href="#">Sec. 5.2.21</a> |
|   | Meat Processing Plant  |               | <a href="#">Sec. 5.2.19</a>                               |
|   | Primary Manufacturing  |               | <a href="#">Sec. 5.2.19</a>                               |
|   | Publishing Plant   |               | <a href="#">Sec. 5.2.19</a>                               |
|   | Research and Development   |               | <a href="#">Sec. 5.2.29</a>                               |
|   | Secondary Manufacturing, Processing, and Fabrication   |               | <a href="#">Sec. 5.2.19</a>                               |
|   | Soil Amendments Packaging and Processing (such as Pear Moss, Top Soil, and Composted Manure; but excluding Raw Manure or Chemical Fertilizers) |               | <a href="#">Sec. 5.2.19</a>                               |
| <b>Outdoor Storage</b>  | Contractors with Outdoor Storage   |               | <a href="#">Sec. 5.2.25</a>                               |
|   | All Other Outdoor Storage  |               | <a href="#">Sec. 5.2.25</a>                               |
| <b>Reservoir Construction</b>                                 |  |               | <a href="#">Sec. 5.2.30</a>                               |
| <b>Resource Extraction</b>                                    | Borrow Pit   |               | <a href="#">Sec. 5.2.7</a>                                |
|   | Subsurface Extraction (including oil and natural gas extraction)   |               | <a href="#">Sec. 5.2.23</a>                               |
|   | Surface Extraction (mining)  |               | <a href="#">Sec. 5.2.23</a>                               |

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|--|--|---------------|---|
| <b>Waste-Related Uses</b>                    | Commercial Trash Removal Companies without Trash Storage or Trash Transfer Operation |               |   |
|  |  |               |   |
| <b>PUBLIC, INSTITUTIONAL, and CIVIC USES</b> |  |               |   |
| <b>Ambulance Services</b>                    |  | <b>C</b>      |   |
| <b>Cemeteries</b>                            |  | <b>C</b>      |   |
| <b>Clubs and Lodges</b>                      | Gun Club   |               |   |
|  | All Others   |               |   |
| <b>Community Services</b>                    | Event Center   |               | <a href="#">Sec. 5.2.13</a>                               |
|  | Assembly Hall or Exhibition Facilities   |               |   |
|  | Cultural Facilities  |               | <a href="#">Sec. 5.2.11</a>                               |
| <b>Day Care Center, Adult or Child</b>       |  | <b>C</b>      |   |
| <b>Golf Course</b>                           |  | <b>A</b>      |   |
| <b>Heliports or Helistops</b>                |  |               |   |
| <b>Hospitals</b>                             |  |               |   |
| <b>Public Land Parks, and Buildings</b>      |  | <b>A</b>      |   |
| <b>Recycling Facilities, Large</b>           |  |               |   |
| <b>Religious Institutions</b>                |  | <b>A</b>      |   |
| <b>Schools</b>                               | Elementary and Secondary Education Schools   | <b>A</b>      |   |
|  | Private Business, Trade, and Vocation Schools  |               |   |
|  | Post-Secondary Colleges, Universities and Technical Schools                          |               |   |
|  | Schools of Special Instruction   |               |   |
| <b>Transportation Facilities</b>             | Public Automobile Park'n Ride (commuter) Lots  |               |   |
|  | Passenger Terminal   |               |   |
|  | Private Automobile Parking Lots or Parking Garages as a Principal Use                |               |   |
| <b>Utilities</b>                             | Public Utilities, Major  |               |   |
|  | Overhead Electric Transmission Lines and Distribution Feeder Lines over 110 KV       | <b>C</b>      |   |
|  | Public Utilities, Minor  | <b>A</b>      |   |

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|---|---|---------------|---|
| <b>Waste-Related Uses</b>                 | Trash Transfer Station  |               |   |
| <b>Zoos, Arboretum, Botanical Gardens</b> |   |               |   |
| <b>RESIDENTIAL USES</b>                   |   |               |   |
| <b>Group Living Facilities</b>            | Assisted Living Facility  |               |   |
|   | Boarding , Lodging or Rooming Houses  |               |   |
|   | Group Homes   | <b>C</b>      | <a href="#">Sec. 5.2.18</a>                               |
|   | Group Homes for Juvenile Offenders  |               | <a href="#">Sec. 5.2.18</a>                               |
|   | Group Homes for Developmentally Disabled Persons  | <b>A</b>      | <a href="#">Sec. 5.2.18</a>                               |
|   | Group Homes for Elderly Persons   | <b>A</b>      | <a href="#">Sec. 5.2.18</a>                               |
|   | Group Homes for Mentally Ill Persons  | <b>A</b>      | <a href="#">Sec. 5.2.18</a>                               |
|   | Nursing Homes   |               |   |
| <b>Household Living</b>                   | Accessory Dwelling Units in Conjunction with Commercial Uses (including "live/work" unit) |               |   |
|   | Multi-Family Dwelling   |               |   |
|   | Single-Family Detached Dwelling   | <b>A</b>      |   |
|   | Two-Family Dwelling (Duplex)  |               |   |