

Section 3-51: RA, Research Applications District.

Section 3-51-1 Purpose

- (A) The purpose of the RA, Research Applications district is to accommodate new development and redevelopment in the Research Triangle Park (RTP) that supports the RTP's mission of business and scientific research and development, training, and production of prototype products.
- (B) This is accomplished through the establishment of several development options that allow a broad range of uses and varied densities and intensities of development that support the RTP's mission.

Section 3-51-2 Overview of RA District Regulations

The RA district regulations allow development as follows.

- (A) In accordance with the RA district regulations in Section 3-51-3, RA District Allowed Uses and Standards—Traditional Development Option; or
- (B) As one of three Alternate Development Options in accordance with Section 3-51-4, RA District Allowed Uses and Standards—Alternate Development Options.

Section 3-51-3 RA District Allowed Uses and Standards—Traditional Development Option

The allowed uses and district standards that apply to the Traditional Development Option in the RA district are as follows.

(A) Allowed Uses

(1) Principal Uses

The principal uses permitted in the RA district are those uses listed in Section 4-11, Use Table.

(2) Accessory Uses.

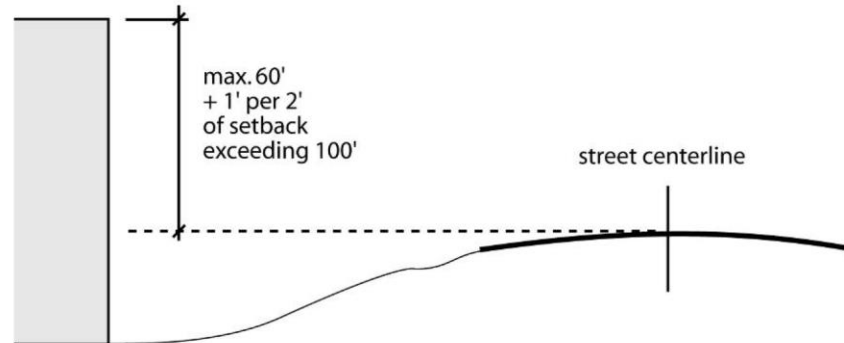
- (a) If designated as being considered part of an abutting lot for purposes of applying certain provisions of the Traditional Development Option, a natural area preserve must also be considered part of the abutting lot for purposes of permitting the following uses as accessory to the lot's principal use: driveways; walkways; service utility facilities; outdoor recreation facilities; signs and lighting devices; landscaping; and gates or security stations.
- (b) The Traditional Development Option may include natural area preserves - that is, a parcel of land primarily intended to function as permanent open space providing environmental, scenic, or recreational benefits to adjacent development, and which has been designated as such on a recorded plat. If the recorded plat designates any portion of the natural area preserve as providing permanent open space to the benefit of an abutting lot, that portion of the natural area preserve must be considered as part of the abutting lot for purposes of applying the maximum lot coverage and minimum setback provisions in subsection (B) below, and the sign regulations in Article 18 to development of the abutting lot.

(B) Lot and Building Standards

The following lot and building standards apply under the Traditional Development Option:

- (1) Minimum Lot Width: 300 feet

- (2) **Maximum Lot Coverage:** No more than 30 percent of the total area of a lot may be covered by buildings, driveways, parking areas and loading areas.
- (3) **Maximum Building Height:** One hundred twenty feet, can go up to 145 feet with Special Use approval, except when the building site is located in a Special Highway Overlay District, in which case the height limit is 60 feet above the centerline elevation of the adjacent road plus one foot of additional height for each two feet of building setback exceeding 100 feet. These height limits do not apply if the effect would be to limit the building's height to less than 60 feet above the highest finished grade at the building's foundation.



- (4) **Minimum Required Setbacks:**
 - (a) One hundred feet abutting right of way.
 - (b) One hundred feet setback for side and rear yards.
 - (c) If so designated, an abutting natural preserve area may be counted as part of the lot for purposes of applying these minimum setback requirements, provided that all structures are set back at least 30 feet from the natural preserve area.

(C) Other District-Specific Regulations

- (1) **Storage**
Outside storage of any materials, supplies or products is not permitted within any required setback area, and further, outside storage areas must be located, constructed, or landscaped to not be visible from any other lot or public street right-of-way.
- (2) **Environmental Standards**
All development must comply with applicable federal and State requirements and regulations with regard to dust, smoke, odors, noise, air and water pollutant emissions, hazardous waste, solid wastes, radioactive wastes, ionizing radiation, radioactivity, and sewage and industrial wastes.
- (3) **Glare**
Glare, whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, may not be visible at any property line.
- (4) **Exterior Lighting**
Any lights used for exterior illumination must direct light away from adjoining properties, and must be designed or sited so that the lighting source is not visible from adjoining properties. A lighting plan may be required by the Planning Director.
- (5) **Radio Frequencies**
Any radio frequency may not adversely affect any operations or any equipment other than those of the emitter of the frequency. Avoidance of adverse effects from radio frequency generation by appropriate single or mutual scheduling of operations is permitted.

(6) Waste

All sewage and industrial wastes must be treated and disposed of in such manner to comply with the wastewater ordinances and requirements of the Town of Cary and the State of North Carolina.

(D) Parking and Loading

- (1) The minimum off-street parking schedule in Section 15-10-4 shall not apply to development in the RA district.
- (2) Notwithstanding any other provisions or standards contained in this ordinance, parking areas of sufficient size to provide parking for patrons, customers, suppliers, visitors, and employees shall be provided on the premises of each use. Parking areas shall be paved with an all-weather surface, and shall provide for stormwater drainage. Surface parking lots designed primarily for use by employees shall be located, constructed, or landscaped so as to be minimally visible from any other lot or public street right-of-way.
- (3) Loading areas for supplies and services shall be sufficient to meet the requirements of each use. Loading areas, except railroad loading areas, shall be located, constructed, or landscaped so as to be minimally visible from any other lot or public street right-of-way.

(E) Exceptions to Minimum Setback Requirements

(1) Abutting Railroads

Notwithstanding the provisions in this section, no minimum setback is required abutting the right-of-way of a railroad track or siding.

(2) Structures Allowed within Required Setbacks

The following structures are allowed within required setbacks to the extent indicated:

- (a) Structures below and covered by the ground;
 - (b) Steps and walkways;
 - (c) Driveways;
 - (d) Signs and lighting devices;
 - (e) Planters, retaining walls, fences, fountains, park tables and seating, hedges, and other landscaping structures;
 - (f) Gate or security stations;
 - (g) Roof overhangs; and
 - (h) Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures).
- (3) If a natural area preserve is considered part of the lot for purposes of applying the minimum setback requirements in subsection (B) above, these exclusions also apply to that portion of the preserve located within the required setback area.
- (4) Use of Required Setbacks**
- Except for structures allowed within required setbacks by subsection (B) above, the area of required setbacks must be either retained and maintained in a natural state or landscaped and maintained as attractive natural areas that include lawns, wooded areas, decorative planting, outdoor recreation areas, and/or water surfaces.

(5) Natural Area Preserves

The district may include natural area preserves, that is, a parcel of land primarily intended to function as permanent open space providing environmental, scenic, or recreational benefits to adjacent development, and which has been designated as such on a recorded plat. If the recorded plat designates any portion of the natural area preserve as providing permanent open space to the benefit of an abutting lot, that portion of the natural area preserve must be considered as part of the abutting lot for purposes of applying the maximum lot coverage and

minimum setback provisions in subsection (B) above, and the sign regulations in Section 18-12-1, Research Applications Districts, to development of the abutting lot.

Section 3-51-4 RA District Allowed Uses and Standards—Alternate Development Options

There are three Alternate Development Options in the RA district.

(A) Mixed-Use Node (MUN) Option

- (1) Accommodates high density/intensity development that embodies key elements of walkable urbanism, including but not limited to walkable and bikeable areas that are well-connected to the regional transportation network through a range of transit options.
- (2) Accommodates a mix of uses including research and development, offices, retail, entertainment, public and quasi-public uses, and limited moderate and higher density residential uses.
- (3) Promotes the establishment of a strong public realm of sidewalks, pedestrianways, trails, streets, and open spaces that support a pedestrian-friendly environment with focal points for engagement.
- (4) Encourages the vertical mixing of uses. The horizontal mixing of stand-alone uses is also allowed, provided the development is well-integrated in terms of complementary uses, access and circulation, and compatible design.

(B) Residential Neighborhood Development (RND) Option

- (1) Accommodates traditional neighborhood development, in limited instances and at appropriate locations, in a compact form and with a neighborhood center (and potentially sub-centers).
- (2) Includes primarily residential development (with a range of housing options), and a mix of additional uses (including neighborhood supporting retail uses and civic uses).
- (3) Ensures the establishment of a strong public realm that is human-scale and pedestrian-oriented, with integrated open space and recreational opportunities.

(C) Enhanced Corporate Campus (ECC) Option

- (1) Accommodates the expansion and redevelopment of the existing corporate campuses in the RTP, or the development of new corporate campuses, in a form that allows for a broader mix of uses and greater densities/intensities than is allowed under the RA district regulations for the Traditional Development Option.
- (2) The allowed uses include research and development, offices, retail, eating and drinking establishments, and recreational uses.
- (3) Encourages horizontal and vertical mixed-use development.
- (4) Requires the redeveloped or new ECC include improved pedestrian and street connections between existing and new buildings, enhanced walkability and pedestrian-friendliness, support the RTP's multimodal transportation plan, improve street connections both internal and external to the campus, and maintain a reasonable amount of open space.
- (5) Requires redevelopment to infill the existing development site.

(D) Approval Procedures

Development plans in RA district zoning shall be submitted in accordance with Section 19-42. Submittals must include: 1) a letter from the Research Triangle Foundation (RTF) indicating which development option is selected and that all development standards subject to review and approval by RTF have been satisfied; and 2) documentation from the water and sewer utility provider indicating intent to provide service to the development.

(E) Allowed Uses

The uses permitted in the RA district for development of one of the Alternate Development Options are those uses listed as permitted in the RA district in Section 4-11, Use Table, except that:

- (1) The use standards that apply to principal uses in Section 4-30 through 4-69 do not apply to the Alternate Development Options.
- (2) The use standards that apply to accessory uses in Sections 4-70 through 4-79, and temporary uses in Sections 4-80 through 4-88, do not apply to the Alternate Development Options.

(F) Development Standards

(1) General Development Standards Applicable to All Alternate Development Options

All development in the RA district that develops as either a MUN, RND, or ECC Alternate Development Option shall comply with the following standards.

(a) Streets

- (i) All streets shall be reviewed and approved by the RTF for consistency with the classifications and standards within the covenants, conditions, and restrictions managed by RTF that encumber land in the RA district.
- (ii) Streets that are publicly dedicated shall be reviewed and approved by the NC Department of Transportation.

(b) Parking and Loading

(i) Minimum and Maximum Off-Street Vehicular Parking

There is no minimum or maximum amount of off-street vehicular parking required for an Alternate Development Option.

(ii) Parking Lot Design Standards

When included as part of an Alternate Development Option, parking lots and spaces shall comply with the standards in Section 15-10-10, Design Standards, and Section 16-10-1, Off-street Parking Lot Landscaping.

(iii) Traffic Impact Analyses

Development in an Alternate Development Option shall comply with the traffic impact analyses requirements of Section 15-12, Traffic Impact Analyses.

(iv) Vehicular Stacking

An Alternate Development Option shall comply with the vehicular stacking requirements of Section 15-10-4, Off-street Parking Schedule.

(v) Loading Areas

Loading areas shall comply with Section 15-11, Off-Street Loading.

(c) Landscaping and Buffering

(i) General

An Alternate Development Option shall comply with the following sections in Article 16, Landscaping and Tree Protection, but are exempt from all other sections in Article 16:

- (a) Section 16-10-1, Off-Street Parking Area Landscaping.
 - (b) Section 16-10-2, Bufferyards, but only on parcels within 150 feet of the perimeter of the RA district adjacent to parcels in Wake County.
 - (c) Section 16-10-3, Plant Material, Installation and Maintenance.
 - (d) Section 16-11, Trash Storage Area Screening.
 - (e) Section 16-12-8, Tree Protection During Construction.
- (d) **Exterior Lighting**
 - (i) All exterior lighting shall be shielded or directed away from any adjacent use or lot or adjacent public street.
 - (ii) No exterior lighting shall cause illumination in excess of one foot candle at the lot line of any use at the perimeter of the RA district adjacent to parcels within Wake County.
- (e) **Signage**

The signage regulations in Article 18, Signs, only apply to development that utilizes one of the Alternate Development Options if the sign is within 150 feet of the perimeter of the RA district.
- (f) **Subdivision Design and Improvements**

Each Alternate Development Option shall comply with Article 8, Subdivision Design and Improvements.
- (g) **Stormwater Management**

Each Alternate Development Option shall comply with Article 9, Stormwater Management.
- (h) **Other Environmental and Erosion Control Standards**

Each Alternate Development Option shall comply with the following:

 - (i) Article 10, Erosion and Sedimentation Control.
 - (ii) Article 11, Environmental Standards.
 - (iii) Article 12, Water and Wastewater System.
 - (iv) Article 14, Flood Hazard Areas.
- (i) **General Site Design and Performance Standards**

Each Alternate Development Option shall comply with Article 17, General Site Design and Performance Standards, except for Section 17-12, Trash Storage Area Requirements and Section 17-11-7, Exterior Lighting.
- (2) **Additional Standards Applicable to Mixed-Use Nodes (MUN)**

Development that uses the MUN Alternate Development Option shall comply with the applicable standards in Section 5-20, Conventional Development.
- (3) **Additional Standards Applicable to Residential Neighborhood Development (RND)**

Development that uses the RND Alternate Development Option shall comply with the applicable standards in Section 5-20, Conventional Development.
- (4) **Additional Standards that Apply to a Redeveloped ECC Alternate Development Option**

Development that uses the Redeveloped ECC Alternate Development Option shall comply with the applicable standards in Section 5-20, Conventional Development.
- (5) **Additional Standards that Apply to the New ECC Alternate Development Option**

Development that uses the New ECC Alternate Development Option shall comply with the applicable standards in Section 5-20, Conventional Development.

Section 5-20 Conventional Development¹

The following standards apply to all lots other than those located in approved open space developments (See Part 3 of this Article for rules governing measurement of and exceptions to these standards):

	O&I	GB	HC	I-1 and I-2	RA ^[1]
Minimum Lot Area (square feet)	None	None	None	None	None
Minimum Lot Width (feet)	None	None	None	None	25 ^[2]
Minimum Required Setbacks (feet)					
Front and Corner	40	50			None
Side	20	25; none when abutting railroad			None
Rear	25	25; none when abutting railroad; 50 from right-of-way			None
Maximum Impervious Coverage ^{[3][4][5]}	None				
Maximum Building Height (feet)	None				300 ^[6]

^[1] Development in the RA district that uses one of the Alternative Development Options in accordance with Section 3-51-4, RA District Allowed Uses and Standards—Alternate Development Options, shall comply with the dimensional standards in this table. Development in the RA district that uses the Traditional Development Option in accordance with Section 3-51-3RA District Allowed Uses and Standards—Traditional Development Option shall comply with the standards in Section 3-51-3(B), Lot and Building Standards.

^[2] Development that uses one of the Alternative Development Options in the RA district shall have a minimum lot width of 60 feet if the development is utilizing the Mixed Use Node (MUN) option, 25 feet if the development is using the Residential Neighborhood Development (RND) option, 100 feet if the development is using the New Enhanced Corporate Campus (ECC) option, and 150 feet if development is using the Redeveloped Enhance Corporate Campus (ECC) option.

^[3] In some cases, more restrictive standards may apply to lots within the Swift Creek, Little River and Smith Creek Water Supply Watersheds. See Article 11, Part 3.

^[4] Lots created after 7/01/2001 are subject to Wake County stormwater management regulations.

^[5] Nitrogen export check required and is limited to 3.6 lbs./ac./yr. without best management practices or payments made to the N.C. Ecosystem Enhancement Program. Does not apply to nonresidential development in the R-80W and R-40W districts.

^[6] Development that uses one of the Alternative Development Options in the RA district shall have a maximum building height of 300 feet if the development is utilizing the Mixed Use Node (MUN) option, 90 feet if the development is using the Residential Neighborhood Development (RND) option, and 160 feet if the development is using the Enhanced Corporate Campus (ECC) option.

Section 18-13 Electronic Changeable Message Signs (ECMS)

18-13-1. Standards for ECMS Signs. Standards governing maximum area, minimum message hold time, and hours of operation vary by zoning district. ECMS signs shall be permitted as on-premise signs subject to the following limitations and requirements as shown in the table below. ECMS signs shall not be permitted in the RA district.

Standards for Electronic Changeable Message Signs

Zoning District	ECMS Maximum Area^[1]	Minimum Hold Time^[2]	Off Hours^[3]
GB, HC, I-1, I-2 O&I, AD1, AD2	32 sq. ft.	60 seconds	N/A*
R-80W—R-5, HD	16 sq. ft.	60 minutes	9 p.m. to 7 a.m.

^[1] Maximum sign area allowed for ECMS per use per district. ECMS only allowed for non-residential land uses within residential zoning districts.

^[2] Minimum hold time for message or image.

^[3] Hours that ECMS must be turned off. Automatic timers are required.

* If a restriction in Hours of Operation is regulated under Article 4 (Use Standards), the standards of that section shall also apply to ECMS.

[remainder of section omitted]

Section 4-11 Use Table

Uses are allowed in zoning districts in accordance with the use table of this section (continues on the following page).

USE GROUP	Zoning Districts														Use Standards
Use Category Specific Use Type	Residential					Highway	Commercial			Industrial		Special Purpose			
	R-80W	R-40W	R-80-R-10	R-5	RMH	HD	O&I	GB	HC	I-1	I-2	AD-1	AD-2	RA ^[1]	
P=Permitted use (as-of-right) S=Special use approval req'd (19-23) S*=Special use approval req'd (in MUD and 19-23) - =Prohibited ^[1] RA Zoning District permitted uses are subject to the approval procedures in Section 3-51-4(D), Approval Procedures															
RESIDENTIAL USE GROUP															
Household Living															
Attached house (e.g., townhouse)	P	P	P	P	-	P	P	S	-	-	-	-	-	P	§5-14
Condominium or apartment	-	-	-	P	-	P	S	S	-	-	-	-	-	P	
Detached house (i.e., single-family detached dwelling)	P	P	P	P	P	P	P	S	-	-	-	-	-	P	
Duplex, triplex, 4-plex	P	P	P	P	-	P	P	S	-	-	-	-	-	P	§4-36
Lot line house	P	P	P	P	-	P	P	S	-	-	-	-	-	P	§5-13
Mobile home	P	P	P	P	P	P	P	S	-	-	-	-	-	-	
Mobile home subdivision/park	-	-	-	-	S	-	-	-	-	-	-	-	-	-	
Upper-story residence	-	-	-	-	-	P	P	P	P	-	-	-	-	P	§4-31
Group Living															
Family care home	P	P	P	P	P	P	P	-	-	-	-	-	-	P	§4-38
Group care facility	S	S	S	S	-	S	-	-	-	-	-	-	-	P	§4-42
Group home	S	S	S	S	-	S	P	P	-	-	-	-	-	P	§4-43
Health/personal care facility	-	-	S	S	-	S	-	-	-	-	-	-	-	P	
All other group living (except as noted above)	-	-	S	S	-	S	-	-	-	-	-	-	-	P	
PUBLIC/CIVIC USE GROUP															
Colleges and Universities															
Business, trade, technical schools	-	-	-	-	-	S	P	P	P	-	-	-	-	P	

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All other colleges/universities (except as noted above)	-	-	S	S	-	S	P	-	-	-	-	-	-	P	
Cultural Exhibits and Libraries															
Libraries	-	S	P	P	-	P	P	P	P	-	-	-	-	P	
All other cultural exhibits/libraries (except as noted above)	-	S	S	S	-	S	P	P	P	-	-	-	-	P	
Day Care															
Child care home	P	P	P	P	P	P	P	P	P	-	-	-	-	P	
Child care center	S	S	S	S	-	P	P	P	P	-	-	-	-	P	
Adult Day Care Facility	S	S	S	S	-	P	-	P	P	-	-	-	-	P	§4-35
Detention and Correctional Facilities	-	-	-	-	-	-	-	-	-	S	S	-	-	-	
Hospitals	-	-	S*	S*	-	S*	-	-	-	-	-	-	-	-	§4-45
Lodge or Private Club	-	-	S*	S*	-	S	-	P	P	-	-	-	-	P	
Parks and Recreation															
Botanical garden/arboretum	S	S	S	S	-	S	-	P	P	-	-	P	P	P	§4-33
Public recreation (assembly) buildings	S	S	S	S	-	S	P	P	P	-	-	-	-	P	
All other public parks recreation (except as noted above)	P	P	P	P	-	P	P	P	P	-	-	-	-	P	
Parking, Park and Ride	S	S	S	S	-	S	P	P	P	P	P	P	P	P	§4-60
Religious Assembly	S	S	P	P	-	P	P	P	P	-	-	-	-	P	
Governmental	S	S	P	P	-	P	P	P	P	P	P	P	P	P	
School	-	S	P	P	-	P	P	-	-	-	-	-	-	P	
COMMERCIAL USE GROUP															
Animal Service															
Veterinary	-	S*	S*	S*	-	S	P	P	P	P	P	-	-	P	§4-45
Kennel	S	S	S	S	-	S	S	S	P	P	P	-	-	P	§4-46
Shelter	S	S	S	S	-	S	S	S	P	P	P	-	-	P	§4-46
Body Art Service	-	-	-	-	-	-	-	S	S	-	-	-	-	P	
Eating and Drinking Establishments															

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Bars and Nightclubs	-	-	-	-	-	-	-	S	S	S	S	-	-	P	
Drive-through restaurant	-	-	-	-	-	-	-	P	P	S	S	-	-	P	
All other eating/drinking (except as noted above)	-	-	-	-	-	-	-	P	P	S	S	-	-	P	
Financial Services															
Automated teller machine (freestanding)	-	-	-	-	-	S	P	P	P	-	-	-	-	P	
Drive-through facility	-	-	-	-	-	S	-	S	P	S	S	-	-	P	
Pawnshop, currency exchange or payday loan	-	-	-	-	-	-	-	S	S	-	-	-	-	P	
All other financial services (except as noted above)	-	-	-	-	-	S	P	P	P	-	-	-	-	P	
Funeral and Interment															
Cemetery, mausoleum, columbarium	S	S	S	S	-	S	-	-	-	-	-	P	P	P	§4-32
Family Burial Grounds	P	P	P	P	-	P	P	-	-	-	-	P	P	-	§4-37
Funeral home	-	-	-	-	-	S	P	P	P	-	-	-	-	P	
Gas Station	-	-	S*	S*	-	S	S	P	P	P	P	P	P	P	
Lodging															
Bed and breakfast - homestay and residence	S	S	S	S	-	S	S	S	-	-	-	-	-	P	§4-30 §4-74
Campgrounds and recreational vehicle parks	S	S	S	S	-	S	-	S	P	-	-	-	-	P	§4-33 §4-51
Hotel/motel	-	-	-	-	-	S*	S	P	P	-	-	-	-	P	
Rooming or boarding house	-	-	-	-	-	S	-	P	P	-	-	-	-	P	
Office															
Conference center/retreat house	-	S	S	S	-	S	P	P	P	P	P	-	-	P	
Medical office, clinic or lab	-	-	-	-	-	S	P	P	P	-	-	-	-	P	
All other office (except as noted above)	-	-	-	-	-	S	P	P	P	P	P	-	-	P	
Parking, Commercial	-	-	-	-	-	S	S	S	S	S	-	P	P	P	
Recreation and Entertainment, Indoor	-	-	-	-	-	S	-	P	P	-	-	-	-	P	
Recreation and Entertainment, Outdoor															
Day camp	S	S	S	S	-	S	-	S	P	-	-	-	-	P	§4-33 §4-34

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Firearm/archery ranges and clubs	S	S	S	S	-	S	-	S	P	-	-	-	-	P	§4-33 §4-40
Equestrian facilities/riding clubs/stables	S	S	S	S	-	S	-	S	P	-	-	P	P	P	§4-33
Fishing club	S	S	S	S	-	S	-	S	P	-	-	-	-	P	§4-33
Golf course	S	S	S	S	-	S	-	S	P	-	-	P	P	P	§4-33 §4-41
Golf course (as part of subdivision)	S	S	P	P	-	P	-	-	-	-	-	-	-	P	§4-33 §4-41
Marina/boating facility	S	S	S	-	-	S	-	-	-	-	-	-	-	P	§4-33
Recreational farms/ranches	S	S	S	-	-	S	-	-	-	-	-	-	-	P	§4-33
Swimming pool/tennis club	S	S	S	S	-	S	-	S	P	-	-	-	-	P	§4-33 §4-55
Swimming/tennis club (as part of subdivision)	P	P	P	P	-	P	-	-	-	-	-	-	-	P	§4-55
Wildlife/game preserve	S	S	S	S	-	S	-	S	P	-	-	P	P	P	§4-33 §4-57
All other outdoor recreation/entertainment (except as noted above)	S	S	S	S	-	S	-	S	S	-	-	-	-	P	§4-33
Retail Sales and Service															
Mobile home sales	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
Neighborhood/convenience-oriented retail (with gas sales)	-	-	S*	S*	-	P	P	P	P	P	P	P	P	P	§4-50
Neighborhood/convenience-oriented retail (w/o gas sales)	-	S*	S*	S*	-	P	P	P	P	P	P	P	P	P	§4-50
Outdoor sales/service, displays and/or storage	-	-	-	-	-	S*	-	-	P	-	-	P	P	P	
Tobacco & Hemp	-	-	-	-	-	-	-	P	P	P	P	P	P	P	4-64
All other retail sales and service (except as noted above)	-	-	-	-	-	S*	-	P	P	-	-	P	P	P	
Sexually Oriented Business															
Vehicle Sales and Service	-	-	-	-	-	-	-	S	S	S	S	-	-	-	§4-53
Vehicle Sales and Service															
Vehicle repair/service	-	-	S*	S*	-	S*	-	P	P	P	P	P	P	P	
Vehicle sales, leasing or rental	-	-	-	-	-	S*	-	P	P	P	P	P	P	P	

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All other vehicle sales/service (except as noted above)	-	-	-	-	-	-	-	S	P	P	P	P	P	P	
INDUSTRIAL USE GROUP															
Contractor's Office, Landscaping, Grading, etc....	-	-	-	-	-	-	-	-	P	P	P	P	P	P	
Junk/Salvage Yard	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Manufacturing, Production and Industrial Service															
Artisan	-	-	-	-	-	S*	-	P	P	P	P	P	P	P	
Limited/light	-	-	-	-	-	S*	-	-	P	P	P	P	P	P	
General	-	-	-	-	-	S*	-	-	-	P	P	P	P	P	
Intensive	-	-	-	-	-	-	-	-	-	S	P	-	-	-	
Research and development/laboratories/prototype production/pilot plant	-	-	-	-	-	-	-	-	-	P	P	P	P	P	
Mining/Excavation	-	-	-	-	-	-	-	-	-	S	S	S	S	-	§4-48
Self-Service Storage	-	-	-	-	-	S*	-	S	P	P	P	P	P	P	
Warehousing, Wholesaling and Freight Movement															
Freight handling, storage and distribution	-	-	-	-	-	S*	-	-	-	P	P	P	P	P	
Warehousing	-	-	-	-	-	S*	-	-	P	P	P	P	P	P	
Wholesale trade	-	-	-	-	-	S*	-	-	S	P	P	P	P	P	
All other warehousing, wholesaling and freight movement (except as noted above)	-	-	-	-	-	-	-	-	-	P	P	P	P	P	
Waste-Related Use															
Land-clearing and inert debris landfills, C&D landfills	-	-	S	S	-	S	S	S	S	S	S	S	S	-	§4-47
Hazardous or low-level radioactive waste facility	-	-	-	-	-	-	-	-	-	-	S	-	-	-	§4-44
Transfer Station	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
Recycling collection (household collection only)	S	S	S	S	-	S	S	S	S	S	-	-	-	P	
Sanitary Solid Waste Landfill (Municipal)	-	-	S	S	-	-	S	S	S	S	S	S	S	-	§4-49

Section 4-11 Use Table

All other waste-related (except as noted above)	-	-	-	-	-	-	S	S	S	-	S	-	-	P	
OTHER USE GROUP															
Airfields and Landing Strips	-	-	-	-	-	S	-	-	-	S	S	P	P	-	
Elimination and Redevelopment of Nonconforming Use	-	S	-	-	-	-	-	-	-	-	-	-	-	-	§4-59
Farm Serving Uses, Class I	-	S	S	S	-	S	-	-	-	-	-	P	P	-	
Farm Serving Uses, Class II	S	S	S	S	-	S	-	-	-	-	-	P	P	-	§4-39
Farmers Market	S	S	S	S	S	S	P	P	P	P	P	P	P	P	§4-62-1
Farmers Market as part of Public-Civic Use Group	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§4-62-2
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
Local Agricultural Market	S	S	S	S	S	S	P	P	P	P	P	P	P	P	§4-63
Off-Premise Signs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Solar Energy Systems	S	S	S	S	S	S	S	S	P	P	P	P	P	P	§4-61-1
Special Events	S	S	S	S	-	S	P	P	P	P	P	P	P	P	§4-58
Static Transformer Stations, Radio/TV and Towers, Relay Station	S	S	S	S	-	S	S	S	S	S	S	P	P	P	§4-54
Telecommunication Facilities															
Collocated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§4-56
Freestanding, less than 200'	P	P	P	P	P	P	P	P	P	P	P	-	-	P	§4-56
Freestanding, 200' or greater	S	S	S	S	S	S	S	S	S	S	S	-	-	P	§4-56
Water Tower															
Part of subdivision (shown on record plat)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
All other water towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	