

ARTICLE IV GENERAL REGULATIONS																						
Table 4-1 TABLE OF PERMITTED USES																						
Category																						
Use	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	MDRD	NRD	RDD	LLRD	R	LDD	CDD	CRD-U	CRD-E	CRD-S	CRD-W	SCCD	I	PDD
<b>Agricultural Uses</b>																						
Agriculture	1113													P								
Forestry	113	x						C						P	C	C						
Rural Event Facilities	113	x												C								
<b>Conventional Subdivision</b>																						
Single family residential S/D		x		P	P	P	P	P			P	P	P	P	P	P						C
Manufactured home S/D		x													C‡							C
‡ See Sec. 502.02 (J)																						
<b>Performance Residential Development ***</b>																						
Single family detached S/D		x		P	P	P		P	P	P	P			P	P	C	P	C	P			C
Zero lot-line S/D		x		P	P	P		C	P	P	C			C	P	C	P	C	P			C
Town house S/D		x	C	P	P	P		C	P	P	C			C	P	C	P	C	P			C
Twin house S/D		x		P	P	P		C	P	P	C			C	P	C	P	C	P			C
Duplex development		x		P	P	P		C	P	P	C				C	C	P	C	P			C
Cottage Housing Development		x		P	P	P			P	P	C					C	P	C	P			C
Multiple family development †		x	P	P	P	P		C	C	C	C				C	C	C	C	C			C
Private Dormitory		x		P	P	C																
Academic Detached Dwelling Unit		x		P	P	P			C		P&					C		C				
Manufactured home park		x														C						C
Manufactured home S/D		x														C#						C
*** See Section 502.02      UC See Section 506.03      ^Single-family detached condo only      & Prohibited entirely in the RDD Zoning District West of North Donahue Drive      # See Section 502.02(J)																						
<b>Outdoor Recreational Uses</b>																						
Golf course	793910						C	C				C		P	C	P						C
Commercial Stables	711219													C								C
Nature and Wildlife Preserves	71219						C	C														C
Park (Private)			P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	C	P		C

P = permitted use  
 C = conditional use  
 A blank box indicates the use is not permitted.

\*See Special Development Standards, §402.02  
 \*\*Neighborhood Shopping Center only

<b>Institutional</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC / CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>MDRD</b>	<b>NRD</b>	<b>RDD</b>	<b>LLRD</b>	<b>R</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-E</b>	<b>CRD-S</b>	<b>CRD-W</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>	
Aquariums	712130	x	C	C	C						C			C	P							C	
Assisted Living Facility	623311	x									C			C	P	P	C	P	C			C	
Cemetery	812220	x		P	P		P	P	C		C	P	P		P							C	
Church	813110	x	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C			C	
Day Care Center	624410	x	C	C	C	C			C		C			C**	P	P	P	P	P	P	C	C	
Day Care Home	624120	x	P	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C			C	
Group Day Care Home		x	C	C	C	C			C	C	C		C	C	P	C	C	C	C			C	
Independent Living Facility	623312	x	C	C	C	C					C			C	P	P	C	P	C			C	
Nursing Home	623110	x									C			C	P	P	C	P	C			C	
Private Libraries & Museums		x	C	C	C	C					C		C	C	P	P	P	P	P			C	
Private Schools	6111	x	C	C	C	C	C	C		C	C		C	C	C	C	C	C	C			C	
All Other Uses		x	C	C	C	C					C			C	C	C	C	C	C	C		C	
<b>Indoor Recreational</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC / CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>MDRD</b>	<b>NRD</b>	<b>RDD</b>	<b>LLRD</b>	<b>R</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-E</b>	<b>CRD-S</b>	<b>CRD-W</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>	
Billiards	713990		C	C	C						C			C**	P	P	C	P	P	P		C	
Bowling Alleys	713950		C	C	C						C			C**	P	P		P	P	P		C	
Community Rec. Center	713990	x	C	P	P	C	C	C	C	C	C			C**	C	P	C	P	P	P		C	
Gymnasium	713940		C	C	C						C			C**	P	P	C	P	P	P		C	
Indoor Athletic Facilities	713940		C	C	C						C			C**	P	P	C	P	P	P		C	
Skating Rink (Roller & Ice)	713940	x		C	C						C				P	P		P	P	P		C	
<b>Special Residential</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC / CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>MDRD</b>	<b>NRD</b>	<b>RDD</b>	<b>LLRD</b>	<b>R</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-E</b>	<b>CRD-S</b>	<b>CRD-W</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>	
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	P	P	P	C	P	C	P			C	
Bed & Breakfast	721191	x	P	P	C	P	C#	C	C	C	P	C	C	C	C	C	C	C	C			C	
Boarding/Rooming House	721310	x		P	P	C					C					C		C				C	
Group Home	623990									C	P				C	C	C	C	C			C	
Halfway Houses	623990		C	C	C	C				C	P			C	P	C	C	C	C			C	
	623220																						
Monasteries/Convents	813110			C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C			C	
Short-Term Non-Primary Rental		*	P	P	P	P			P	P*	P		P		P	P	P	P	P*				
# Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended. Bed and Breakfasts are otherwise not a permitted use in the NC District.																						*East of North Donahue Drive	
<b>Office</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC / CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>MDRD</b>	<b>NRD</b>	<b>RDD</b>	<b>LLRD</b>	<b>R</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-E</b>	<b>CRD-S</b>	<b>CRD-W</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>	
Office			P	P	P	P					P		P	C**	P	P	P	P	P	P	C	C	

P = permitted use  
C = conditional use  
A blank box indicates the use is not permitted.

\*See Special Development Standards, §402.02  
\*\*Neighborhood Shopping Center only

<i>Commercial and Entertainment</i>	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	MDRD	NRD	RDD	LLRD	R	LDD	CDD	CRD-U	CRD-E	CRD-S	CRD-W	SCCD	I	PDD
Auto accessory store	441310	x									C				P	P		P	P	P	C	C
Banks	5221		C	C	C	C					C			P**	P	P	C	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P					C			P**	P	P	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P					C			P**	P	P	C	P	P	P	C	C
Brewpub	312120	x	C	C	C	C					C			C**	C	P	C	P	C	P	C	C
Building material sales (no outdoor)	444190	x									C				P	C	C	P	P	P	C	C
Check Cashing											C				C	C	C	C	C		C	C
Clothing Stores	448		P	P	P	P					C			P**	P	P	C	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P						C				P	P	C	P	P	P	C	C
Copy shop	561439		P	P	P	P					C				P	P	C	P	P	P	C	C
Dry Cleaners	812320		C	C	C	C					P			P**	P	P	C	P	P	P	C	C
Electronics Repair	8112		P	P	P	P					C			P**	P	P	P	P	P	P	C	C
Florists	4531		P	P	P	P					C			P**	P	P	P	P	P	P	C	C
Funeral Homes	812210	x	C	C	C						C			C**	C	C	C	P	C	C	C	C
Garden Supply	44422		C	C		C					C			P**	P	P	C	P	P	P	C	C
General Merchandise Stores	452		C	C	C	C					C				P	P	C	P	P	P	C	C
Grocery Stores	4451		C	C	C	C					C			P**	P	P	C	P	P	P	C	C
Hardware Stores	444130		C								C				P	C	C	P	P	P		C
Health & Person Care Stores	446		P	P	P	P					C			P**	P	P	P	P	P	P	C	C
Lounge			C	C	C						C			C**	C	P	C	P	C	P	C	C
Hotel/motel/condotel	721110	x	C	C	C	C					C				C	P	C	P	C	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P	P	P					C			P**	P	P	P	P	P	P	C	C
Pawn Shop											C				C	C	C	C	C		C	C
Package store	445310		C	C	C	C					C				P	P	C	P	C	P	C	C
Pet/Pet Supply Store	45391		P								C			P**	P	P	C	P	P	P	C	C
Precious Metal Purchase/Sales											C				C	C	C	C	C		C	C
Private club	813410	x	C	C	C	C					C				C	C	C	C	C	C	C	C
Professional Studios			C	C	C	C					P			P**	P	P	P	P	P	P	C	C
Restaurant			P	P	P	P					C			P**	P	P	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P					C			P**	P	P	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C						C				P	P	C	P	P	P	C	C
Title Pawn											C				C	C	C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C					P		P	C**	P	P	C	P	P	P	C	C
All others			C	C	C	C					C			C**	C	C	C	C	C	C	C	C

P = permitted use

C = conditional use

A blank box indicates the use is not permitted.

\*See Special Development Standards, §402.02

\*\*Neighborhood Shopping Center only

<i>Road Service</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>	
ATMs		x	C	C	C	C					C				P	P	P	P	P	P		C	
Auto dealership	44111	x									C				C	C		P		P	C	C	
	44122	x																					
Auto repair, paint/body work	8111	x									C				C	C		P	C	C	C	C	
Bank w/Drive Thru			C	C	C						C			C**	C	C	C	P	C	P	C	C	
Building Material Sales (outdoor)	444190	x									C				P	C		P		P	C	C	
Car Wash/Detailing shop	811192	x									C				C	C		P	C	C		C	
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120		P	C	C	C					C				P	P	C	P	P	P		C	
Fast Food Restaurant	722211	x	C	C	C	C					C				C	C		P	C	P	C	C	
Flea market	531190	x									C				C			C				C	C
	531120	x																					
Mobile Vendor Food Court		x	C	C	C						C				C	C	C	C	C			C	
Gasoline/service station	447190	x									C			C**	C	C		P	C	P	C	C	
Parking Garages/ Lots	812930	x	C	C	C						C				C	C	C	P	C	C	C	C	
Small engine repair/ Sales	811411	x									C				C	C		P	P	C	C	C	
All Other Uses			C	C	C	C					C				C	C	C	P	C	C	C	C	
<i>Commercial Recreational Use</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>	
Amphitheater		x											C	C**	C	C	C	C	C		C	C	
Amusement park	713110	x											C		C					C	C	C	
Fairground	711310	x											C		C						C	C	
Miniature golf/driving range	713990	x											C		C	C	C	C		C	C	C	
Race track	711212	x											C		C						C	C	
Stadium/arena	711310	x											C		C						C	C	
<i>Recreational Rental Dwellings</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>	
Municipal Office/Facility	721211												C		P						C	C	
Cottages/cabins	721199												C		P						C	C	
Recreational vehicle park	721211	x											C		C						C	C	

P = permitted use  
C = conditional use  
A blank box indicates the use is not permitted.

\*See Special Development Standards, §402.02  
\*\*Neighborhood Shopping Center only

<b>Public Service</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC / CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>MDRD</b>	<b>NRD</b>	<b>RDD</b>	<b>LLRD</b>	<b>R</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-E</b>	<b>CRD-S</b>	<b>CRD-W</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Communications tower	237130	x		C^	C^			C	C^		C	C	P		P	C	C^	C	C	C	C	C
Hospital	622	x	C	C	C						C				C	C		C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C		C	C	C	C	P	P	P	P	P	C	C	C
Public utility station or facility			C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C
Utility service yard or garage											C				C	C		C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
^ Only if mounted on an existing structure																						
<b>Agricultural Support</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC / CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>MDRD</b>	<b>NRD</b>	<b>RDD</b>	<b>LLRD</b>	<b>R</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-E</b>	<b>CRD-S</b>	<b>CRD-W</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Farm equipment sales/rental/leasing	532490	x											C		C					C	C	C
Farm equipment sales/repair	811310	x											C		C					C	C	C
Farm produce sales (permanent)	445230	x											C			P	C	P	P			C
Farm produce supply													C		P	P		P		P	C	C
Farm product processing		x											C		C						C	C
<b>Nurseries</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC / CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>MDRD</b>	<b>NRD</b>	<b>RDD</b>	<b>LLRD</b>	<b>R</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-E</b>	<b>CRD-S</b>	<b>CRD-W</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Retail	444220	x									C		P	C**	P	C		P	P	C		C
Wholesale	444220												P		P						C	
<b>Commercial Support</b>	<b>NAICS</b>	<b>SDS*</b>	<b>UC / CEOD</b>	<b>UN-E</b>	<b>UN-W</b>	<b>UN-S</b>	<b>NC</b>	<b>DDH</b>	<b>MDRD</b>	<b>NRD</b>	<b>RDD</b>	<b>LLRD</b>	<b>R</b>	<b>LDD</b>	<b>CDD</b>	<b>CRD-U</b>	<b>CRD-E</b>	<b>CRD-S</b>	<b>CRD-W</b>	<b>SCCD</b>	<b>I</b>	<b>PDD</b>
Bottling plant/bakery	333993	x									C				C							C
	333294	x													C							C
Contractor storage yard		x									C				C			C				C
Mini-warehouse	531130	x													C	C		C		C	C	C
Printing/publishing	323	x									C				C			C				C
Recycled materials collection/storage	562111	x									C				C							C
Sales/repair of heavy equipment	811310	x													C	C		C		C	C	
Vet. office/kennel w/outdoor pens	812910												C									C
Warehouse	236220	x									C				C	C		C		C	C	
Wholesale distributor		x									C				C							C
All others											C				C	C		C				C

P = permitted use

C = conditional use

A blank box indicates the use is not permitted.

\*See Special Development

Standards, §402.02

\*\*Neighborhood Shopping Center only

<i>Neighborhood Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Neighborhood Shopping Center		x												C	P	P		P	P	P		C
<i>Community Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Community Shopping Center 100,000-499,999 s.f. floor area		x													P	C		P		P		C
<i>Regional Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Shopping Ctr. 500,000+ s.f. floor area															P	C		P		P		C
<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>MDRD</i>	<i>NRD</i>	<i>RDD</i>	<i>LLRD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-E</i>	<i>CRD-S</i>	<i>CRD-W</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Auto salvage yard	493190	x																				C
Bulk storage of chemicals or fuels	493190	x																				C
Commercial incinerator	562213	x																				C
Food processing/packaging	311	x																				C
Freight/trucking terminal	488490	x																				C
Manufacture of building materials	326199																					C
Manufacture/storage of explosives	325920	x																				C
Mine/quarry	212321	x											C									
Outdoor storage of machinery																						C
Recycled materials processing																						C
Scientific testing/research laboratory																						C
Slaughterhouse	31161	x																				C
Storage of sand/gravel/blocks		x																				C
All others																						C

P = permitted use

C = conditional use

A blank box indicates the use is not permitted.

\*See Special Development Standards, §402.02

\*\*Neighborhood Shopping Center only