

ARTICLE IV GENERAL REGULATIONS
Table 4-1 TABLE OF PERMITTED USES

Category
Use

<i>Agricultural 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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Agriculture	1113									P							
Forestry	113	x						C		P	C	C					

<i>Conventional Subdivision</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Single family residential S/D		x		P	P	P	P	P	P	P	P	P					C
Manufactured home S/D		x										C‡					C

<i>Performance Residential Development ***</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Single family detached S/D		x		P	P	P		P	P		P	P	C	C			C
Zero lot-line S/D		x		P	P	P		C	C		C	P	C	C			C
Town house S/D		x	C	P	P	P		C	C		C	P	C	C			C
Twin house S/D		x		P	P	P		C	C		C	P	C	C			C
Duplex development		x		P	P	P		C	C			C	C	C			C
Cottage Housing Development		x		P	P	P			C				C	C			C
Multiple family development †		x	P	P	P	P		C	C			C	C	C			C
Private Dormitory		x		P	P	C											
Manufactured home park		x										C					C
Manufactured home S/D		x										C#					C

*** See Section 502.02

† for UC See Section 506.03

See Section 502.02(A)

<i>Outdoor Recreational 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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
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	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>Institutional</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Aquariums	712130	x	C	C	C				C		C	P					C
Assisted Living Facility	623311	x							C		C	P	P	P			C
Cemetery	812220	x		P	P		P	P	C	P		P					C
Church	813110	x	C	C	C	C	C	C	C	P	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C			C		C**	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	P	C	P	C	C			C
Group Day Care Home		x	C	C	C	C			C	C	C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C			C		C	P	P	P			C
Nursing Home	623110	x							C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C			C	C	C	P	P	P			C
Private Schools	6111	x	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

<i>Indoor Recreational</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Billiards	713990		C	C	C				C		C**	P	P	P	P		C
Bowling Alleys	713950		C	C	C				C		C**	P	P	P	P		C
Community Rec. Center	713990	x	C	P	P	C	C	C	C		C**	C	P	P	P		C
Gymnasium	713940		C	C	C				C		C**	P	P	P	P		C
Indoor Athletic Facilities	713940		C	C	C				C		C**	P	P	P	P		C
Skating Rink (Roller & Ice)	713940	x		C	C				C			P	P	P	P		C

<i>Special Residential</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	C	C			C
Bed & Breakfast	721191	x	P	P	C	P	C#	C	P	C	C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P			P			P					C
Group Home	623990								P			C	C	C			C
Halfway Houses	623990		C	C	C	C			P		C	P	C	C			C
	623220																
Monasteries/Convents	813110			C	C	C	C	C	P	C	C	C	C	C			C

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

P = permitted use

C = conditional use

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*See Special Development Standards, §402.02

**Neighborhood Shopping Center only

<i>Office</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Office			P	P	P	P			P		C**	P	P	P	P	C	C

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

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*See Special Development Standards, §402.02

**Neighborhood Shopping Center only

<i>Commercial and Entertainment</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Restaurant			P	P	P	P			C		P**	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P			C		P**	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C				C			P	P	P	P	C	C
Title Pawn									C			C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C			P	P	C**	P	P	P	P	C	C
All others			C	C	C	C			C		C**	C	C	C	C	C	C

<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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
ATMs		x	C	C	C	C			C			P	P	P	P		C
Auto dealership	44111								C			C	C	P	P	C	C
	44122																
Auto repair, paint/body work	8111	x							C			C	C	P	C	C	C
Bank w/Drive Thru			C	C	C				C		C**	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x							C			P	C	P	P	C	C
Car Wash/Detailing shop	811192								C			C	C	P	C		C
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120		P	C	C	C			C			P	P	P	P		C
Fast Food Restaurant	722211		C	C	C	C			C			C	C	P	P	C	C
Flea market	531190	x							C			C		C		C	C
	531120																
Gasoline/service station	447190	x							C		C**	C	C	P	P	C	C
Parking Garages/ Lots	812930		C	C	C				C			C	C	P	C	C	C
Small engine repair/ Sales	811411								C			C	C	P	C	C	C
All Other Uses			C	C	C	C			C			C	C	P	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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Amphitheater		x								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
Race track	711212	x								C		C				C	C
Stadium/arena	711310	x								C		C				C	C

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**Neighborhood Shopping Center only

<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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Campground	721211									C		P				C	C
Cottages/cabins	721199									C		P				C	C
Recreational vehicle park	721211	x								C		C				C	C

<i>Public 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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Communications tower	237130	x		C^	C^			C	C	P		P	C	C	C	C	C
Hospital	622	x	C	C	C				C			C	C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C	C	C	P	P	P	C	C	C
Public utility station or facility			C	C	C	C	C	C	C	P	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

^Only if mounted on an existing structure

<i>Agricultural Support</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
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	P			C
Farm produce supply										C		P	P	P	P	C	C
Farm product processing		x								C		C				C	C

<i>Nurseries</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Retail	444220	x							C	P	C**	P	C	P	C		C
Wholesale	444220									P		P				C	

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<i>Commercial Support</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>	
Bottling plant/bakery	333993	x							C			C					C	
	333294																	
Contractor storage yard		x							C			C		C			C	
Mini-warehouse	531130	x										C	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	C	
Vet. office/kennel w/outdoor pens	812910									C							C	
Warehouse	236220	x							C			C	C	C	C	C	C	
Wholesale distributor		x							C			C					C	
All others									C			C	C	C			C	

<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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Neighborhood Shopping Center		x									C	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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</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

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<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>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
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