

| ARTICLE IV GENERAL REGULATIONS | | | | | | | | | | | | | | | | | | | |
|---|---------------------|------------------------|-------------------------|-----------------------------|--------------------|--------------------|------------------|-------------------------|-------------------|-----------------|-------------------|-------------------|---------------------|---------------------|--------------------|-----------------|-------------------|--|--|
| Table 4-1 TABLE OF PERMITTED USES | | | | | | | | | | | | | | | | | | | |
| <i>Category</i> | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | |
| Rural Event Facilities | 113 | x | | | | | | | | 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, §408.02
**Neighborhood Shopping Center only

| <i>Institutional</i> | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
|--|--------------|-------------|------------------|-------------|-------------|-------------|-----------|------------|------------|----------|------------|------------|--------------|--------------|-------------|----------|------------|
| 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> | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| 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> | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| 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
A blank box indicates the use is not permitted.

*See Special Development Standards, §408.02
**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 (<i>no outdoor display</i>) | 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 |

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

*See Special Development Standards, §408.02
 **Neighborhood Shopping Center only

| | | | | | | | | | | | | | | | | | |
|-----------------------------|--------|---|---|---|---|---|--|--|---|---|-----|---|---|---|---|---|---|
| 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> | NAICS | SDS* | UC/ CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
|---|--------|------|-------------|------|------|------|----|-----|-----|---|-----|-----|-------|-------|------|---|-----|
| 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 | | | | | | | | C | | | C | | C | | C | C |
| | 531120 | x | | | | | | | | | | | | | | | |
| 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> | NAICS | SDS* | UC/ CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
|------------------------------------|--------|------|-------------|------|------|------|----|-----|-----|---|-----|-----|-------|-------|------|---|-----|
| 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 |

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

*See Special Development Standards, §408.02
**Neighborhood Shopping Center only

| Recreational Rental Dwellings | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
|---|--------------|-------------|------------------|-------------|-------------|-------------|-----------|------------|------------|----------|------------|------------|--------------|--------------|-------------|----------|------------|
| Campground | 721211 | | | | | | | | | C | | P | | | | C | C |
| Cottages/cabins | 721199 | | | | | | | | | C | | P | | | | C | C |
| Recreational vehicle park | 721211 | x | | | | | | | | C | | C | | | | C | C |
| Public Service | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| 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 | | | | | | | | | | | | | | | | | |
| Agricultural Support | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| 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 |
| Nurseries | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| Retail | 444220 | x | | | | | | | C | P | C** | P | C | P | C | | C |
| Wholesale | 444220 | | | | | | | | | P | | P | | | | C | |

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

*See Special Development Standards, §408.02
**Neighborhood Shopping Center only

| Commercial Support | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
|---|------------------|-------------|------------------|-------------|-------------|-------------|-----------|------------|------------|----------|------------|------------|--------------|--------------|-------------|----------|------------|
| Bottling plant/bakery | 333993 333294 | x | | | | | | | C | | | 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 | |
| Neighborhood Shopping Center | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| Neighborhood Shopping Center | | x | | | | | | | | | C | P | P | P | P | | C |
| Community Shopping Center | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| Community Shopping Center 100,000 - 499,999 s.f. floor area | | x | | | | | | | | | | P | C | P | P | | C |
| Regional Shopping Center | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| Shopping Ctr. 500,000+ s.f. floor area | | | | | | | | | | | | P | C | P | P | | C |
| Industrial Uses | NAICS | SDS* | UC / CEOD | UN-E | UN-W | UN-S | NC | DDH | RDD | R | LDD | CDD | CRD-U | CRD-S | SCCD | I | PDD |
| 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 | |

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

*See Special Development Standards, §408.02
**Neighborhood Shopping Center only

| <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, §408.02
 **Neighborhood Shopping Center only