

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>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</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>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Single family residential S/D		x			P	P	P	P	P	P				C
Manufactured home S/D		x						C		C				C

<i>Performance Residential Development</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Single family detached S/D		x		P		P	P		P	P	C	C		C
Zero lot-line S/D		x		P		C	C		C	P	C	C		C
Town house S/D***		x	C	P		C	C		C	P	C	C		C
Twin house S/D		x		P		C	C		C	P	C	C		C
Duplex development		x		P		C	C			C	C	C		C
Multiple family development*** ✨		x	P	P		C	C			C	C	C		C
Manufactured home park		x						C		C				C
Manufactured home S/D		x						C		C				C

*** UC See Section 506.03

† See Section 502.02F

<i>Outdoor Recreational Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Golf course	793910				C	C	C	P	C	P				C
Park (Private)			P	P	P	P	P	P	P	P	C	C		C
Commercial Stables	711219							C						C
Nature and Wildlife Preserves	71219				C	C								C

<i>Institutional</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Day Care Center	624410	x	C	C			C		C**	P	P	P	C	C
Nursing Home	623110	x		C			C		C	P	P	P		C
Assisted Living Facility	623311	x		C			C		C	P	P	P		C
Independent Living Facility	623312	x	C	C			C		C	P	P	P		C
Private Libraries & Museums		x	C	C			C	C	C	P	P	P		C
Cemetery	812220	x		P	P	P	C	P		P				C
Church	813110	x	P	C	C	C	C	P	C	P	C	C		C
Aquariums	712130	x	C	C			C		C	P				C
Day Care Home	624120	x	P	C	C	C	C	P	C	P	C	C		C
Group Day Care Home		x	C	C			C	C	C	P	C	C		C
Private Schools	6111	x	C	C	C	C	C	C	C	C	C	C		C
Dormitories	721310	x	C	C	C	C	C	C	C	C	C	C	C	C
All Other Uses		x	C	C			C		C	C	C	C		C

<i>Indoor Recreational</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Community Rec. Center	713990	x	C	P	C	C	C		C**	C	P	P		C
Skating Rink (Roller & Ice)	713940	x		C			C			P	P	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

Bowling Alleys	713950		C	C			C		C**	P	P	P		C
Billiards	713990		C	C			C		C**	P	P	P		C
Gymnasium	713940		C	C			C		C**	P	P	P		C
Indoor Athletic Facilities	713940		C	C			C		C**	P	P	P		C

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

<i>Office</i>	NAICS	SDS*	UC/ CEOD	US	NC	DD-H	RDD	R	LDD	CDD	CRD-U	CRD-S	I	PDD
Office			P	P			P		C**	P	P	P	C	C

<i>Commercial and Entertainment</i>	NAICS	SDS*	UC/ CEOD	US	NC	DD-H	RDD	R	LDD	CDD	CRD-U	CRD-S	I	PDD
Auto accessory store	441310	x	P	P			C			P	P	P	C	C
Barbershop/beauty shop	812111		P	P			C		P**	P	P	P	C	C
Brewpub	312120	x	C	C			C		C**	C	P	P	C	C
Building material sales	444190	x	C	C			C			P	C	P	C	C
Clothing Stores	448		P	P			C		P**	P	P	P	C	C
Commercial or trade school	611511	x	C	P			C			P	P	P	C	C
Copy shop	561439		P	P			C			P	P	P	C	C
Electronics Repair	8112		P	P			C		P**	P	P	P	C	C
Florists	4531		P	P			C		P**	P	P	P	C	C
Garden Supply	44422		C	C			C		P**	P	P	P	C	C
General Merchandise Stores	452		C	C			C			P	P	P	C	C
Health & Person Care Stores	446		P	P			C		P**	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	C			C			C	P	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P			C		P**	P	P	P	C	C
Package store	445310		C	C			C			P	P	P	C	C
Pet/Pet Supply Store	45391		P				C		P**	P	P	P	C	C
Restaurant			P	P			C		P**	P	P	P	C	C
Private club	813410	x	C	C			C			C	C	C	C	C
Specialty Food Stores	4452		P	P			C		P**	P	P	P	C	C
Sporting Goods, Hobby, Book & Music Stores	451		P	P			C		P**	P	P	P	C	C
Lounge			C	C			C		C**	C	P	P	C	C
Veterinary office/kennel	541940	x	C	C			P	P	C**	P	P	P	C	C
Banks	5221		C	C			C		P**	P	P	P	C	C
Dry Cleaners	812320		C	C			C		P**	P	P	P	C	C
Grocery Stores	4451		C	C			C		P**	P	P	P	C	C
Funeral Homes	812210	x	C	C			C		C**	C	C	P	C	C
Professional Studios			C	C			P		P**	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C			C			P	P	P	C	C
Pawn Shop							C			C	C	C	C	C
Title Pawn							C			C	C	C	C	C
Check Cashing							C			C	C	C	C	C

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Precious Metal Purchase/Sales										C			C	C	C	C	C
All others			C	C						C		C**	C	C	C	C	C

<i>Road Service</i>	NAICS	SDS*	UC/ CEOD	US	NC	DD-H	RDD	R	LDD	CDD	CRD-U	CRD-S	I	PDD
ATMs		x	C	C			C			P	P	P		C
Auto dealership	44111 44122						C			C	C	P	C	C
Auto repair, paint/body work	8111	x					C			C	C	P	C	C
Car Wash/Detailing shop	811192						C			C	C	P		C
Convenience Stores/Small Grocery	445120			C			C			P	P	P		C
Flea market	531190 531120	x					C			C		C	C	C
Gasoline/service station	447190	x		C			C		C**	C	C	P	C	C
Outdoor/Drive-in theatre	512132	x					C			C	C	C	C	C
Small engine repair/ Sales	811411		C	C			C			C	C	P	C	C
Bank w/Drive Thru			C	C			C		C**	C	C	P	C	C
Parking Garages/ Lots	812930		C	C			C			C	C	P	C	C
Fast Food Restaurant	722211		C	C			C			C	C	P	C	C

<i>Commercial Recreational Use</i>	NAICS	SDS*	UC/ CEOD	US	NC	DD-H	RDD	R	LDD	CDD	CRD-U	CRD-S	I	PDD
Miniature golf/driving range	713990	x						C		C	C	C	C	C
Amusement park	713110	x						C		C			C	C
Fairground	711310	x						C		C			C	C
Amphitheater		x						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>	NAICS	SDS*	UC/ CEOD	US	NC	DD-H	RDD	R	LDD	CDD	CRD-U	CRD-S	I	PDD
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>	NAICS	SDS*	UC/ CEOD	US	NC	DD-H	RDD	R	LDD	CDD	CRD-U	CRD-S	I	PDD
Communications tower	237130	x		C^		C	C	P		P	C	C	C	C
Municipal Office/Facility			P	P		C	C	C	C	P	P	P	C	C
Hospital	622	x	C	C			C			C	C	C	C	C
Public utility station or facility			C	C	C	C	C	P	C	C	C	C	C	C
Utility service yard or garage							C	C		C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C	C	C	C

[^]Only if mounted on an existing structure

<i>Agricultural Support</i>	NAICS	SDS*	UC/ CEOD	US	NC	DD-H	RDD	R	LDD	CDD	CRD-U	CRD-S	I	PDD
Farm equipment sales/rental/leasing	532490	x						C		C			C	C
Farm equipment sales/repair	811310	x						C		C			C	C
Farm produce sales (permanent)	445230	x						C			P	P		C
Farm produce supply								C		P	P	P	C	C
Farm product processing		x						C		C			C	C

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<i>Nurseries</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Wholesale	444220							P		P				C
Retail	444220	x					C	P	C**	P	C	P		C
<i>Commercial Support</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Bottling plant/bakery	333993	x					C			C				C
	333294													
Contractor storage yard		x					C			C		C		C
Printing/publishing	323	x					C			C		C		C
Recycled materials collection/storage	562111	x					C			C				C
Sales/minor storage of gaseous fuels		x					C			C				C
Sales/repair of heavy equipment	811310	x								C	C	C		C
Vet. office/kennel w/outdoor pens	812910							C						C
Warehouse	236220	x					C			C	C	C		C
Mini-warehouse	531130	x								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>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Neighborhood Shopping Center		x							C	P	P	P		C
<i>Community Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Community Shopping Center 100,000 - 499,999 s.f. floor area		x								P	C	P		C
<i>Regional Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
Shopping Ctr. 500,000+ s.f. floor area										P	C	P		C
<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC/CEOD</i>	<i>US</i>	<i>NC</i>	<i>DD-H</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>I</i>	<i>PDD</i>
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
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
Auto salvage yard	493190													C
Mine/quarry	212321	x						C						
All others														C

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