COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2024 Legislative Session

Bill 2024-01

ZONING TEXT AMENDMENT #23-180 CANNABIS

Introduced by Charles County Commissioners

For the purpose of amending provisions within the zoning regulations to accommodate licensed cannabis operations to be consistent with the Cannabis Reform Act of 2023, which permits the sale of recreational cannabis and no longer limits the sale of cannabis to medicinal purposes only. By amending Chapter 297 – ZONING ORDINANCE, Article XIII, §211 – Alphabetical Listing; Chapter 297 – ZONING ORDINANCE, Article XIII, §212 – Uses Corresponding with Table of Permissible Use; Chapter 297 – ZONING ORDINANCE, Figure IV-1, Table of Permissible Uses; Chapter 297 – ZONING ORDINANCE, Figure VI-15, Table of Permitted Uses for Hughesville Village Zone, *Code of Charles County, Maryland*.

Date introduced: 01/09/2024___

Public Hearing: <u>02/07/2024</u> Virtual and In-Person @ 6:00 p.m.

Commissioners Action: <u>02/07/2024</u>

Commissioner Votes: RBC: Y, GB: Y, TC: Y, AS: Y, RP: Y

Pass/Fail: Pass_

Effective Date: 03 /23 / 2024_

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text. [Brackets] indicate matter deleted from existing law.

1	COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND
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4	2024 Legislative Session
5	
6	Text Amendment/ Bill No. 2024-01 (ZTA #23-180)
7	Chapter. No. 278
8	Introduced by Department of Planning & Growth Management
9	Date of Introduction January 9, 2024
10	
11	BILL
12	AN ACT concerning
13	
14	CANNABIS
15	
16	FOR the purpose of
17	AMENDING PROVISIONS WITHIN THE ZONING REGULATIONS TO ACCOMMODATE
18	LICENSED CANNABIS OPERATIONS TO BE CONSISTENT WITH THE CANNABIS
19	REFORM ACT OF 2023, WHICH PERMITS THE SALE OF RECREATIONAL CANNABIS
20	AND NO LONGER LIMITS THE SALE OF CANNABIS TO MEDICINAL PURPOSES
21	ONLY.
22	
23	BY Amending:
24	Chapter 297 – ZONING ORDINANCE
25	Article XIII, §211 – Alphabetical Listing
26	Code of Charles County, Maryland
27	
28	Chapter 297 – ZONING ORDINANCE
29	Article XIII, § 212 – Uses Corresponding with Table of Permissible Uses
30	Code of Charles County, Maryland
31	
32	Chapter 297 – ZONING ORDINANCE
33	Figure IV-1, Table of Permissible Uses
34	Code of Charles County, Maryland
35	
36	Chapter 297 – ZONING ORDINANCE
37	Figure VI-15, Table of Permitted Uses for Hughesville Village Zone
38	Code of Charles County, Maryland
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43	SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF CHARLES
	1 P a g c
	Astericks *** mean intervening code language remaining unchanged NOTE: CAPITALS indicate language added to existing law

NOTE: CAPITALS indicate language added to existing [Brackets] indicate language deleted from existing law

1	COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:
2	Article XIII, § 297-211. Alphabetical listing.
3	The following is an alphabetical listing of uses as they appear in the Table of Permissible Uses.
4	
5	Use Permissible Use
6	Number
7	******************************
8	Commercial greenhouse operations with [medical] cannabis dispensary 1.05.300
9	[Added 3-15-2016 by Bill No. 2016-01]
10	***************************************
11	[Medical c] Cannabis dispensary operation
12	6.04.200
13	[Added 3-15-2016 by Bill No. 2016-01]
14	************************
15	[Medical c] Cannabis processing operation
16	6.04.100
17	[Added 3-15-2016 by Bill No. 2016-01]
18	***************************************
19	
20	Article XIII, § 297-212. Uses corresponding with Table of Permissible Uses. ¹
21	The following uses are listed according to the numbering system on the Table of Permissible
22	Uses and establish the specific minimum requirements for uses permitted with conditions or
23	special exception uses:
24	
25	************************
26	(12.1) 1.05.300 Commercial greenhouse operations with [medical] cannabis
27	dispensary. This use is permitted in the BP, CC, CB, IG, IH, and PEP Zones, together
28	with buildings incidental thereto, subject to the following: [Added 3-15-2016 by Bill
29	No. 2016-01]
30	A. The applicant/operator shall obtain approval or preapproval of a license from the [Maryland
31 32	Medical Cannabis Commission] MARYLAND CANNABIS ADMINISTRATION. Documentation of a valid license shall be provided to the County prior to the commencement
33	of operations.
34	B. Any structure used for the dispensary must be at least 1,000 feet from the property line of any
35	school, day-care facility, substance rehabilitation facility, or any other dispensary.
36	C. A buffer yard C shall be required to adequately separate this use from adjacent uses.
37	D. NO MORE THAN THREE (3) LICENSED DISPENSARY OPPERATIONS SHALL BE
38	PERMITTED WITHIN ANY ONE COMMISSIONER DISTRICT.
39	********************************
	2 P a g e
	Astericks *** mean intervening code language remaining unchanged

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1 2 3	(103.1) 6.04.100 [Medical c] +Cannabis processing operation. This use is permitted in the AC, BP, CC, CB, IG, IH, and PEP Zones, together with buildings incidental thereto, subject to the following: [Added 3-15-2016 by Bill No. 2016-01]
4 5 6 7	A. The applicant/operator shall obtain approval or preapproval of a license from the [Maryland Medical Cannabis Commission] MARYLAND CANNABIS ADMINISTRATION. Documentation of a valid license shall be provided to the County prior to the commencement of operations.
8 9 10	B. Any structure used for the processing operations must be at least 1,000 feet from the property line of any school, day-care facility, substance rehabilitation facility, or any other processing operation.
11 12	C. A buffer yard C shall be required to adequately separate this use from adjacent uses.
13 14 15	(103.2) 6.04.200 [Medical c] Cannabis dispensary operation. This use is permitted in the BP, CC, CB, IG, IH, and PEP Zones, together with buildings incidental thereto, subject to the following: [Added 3-15-2016 by Bill No. 2016-01]
16 17 18 19	A. The applicant/operator shall obtain approval or preapproval of a license from the [Maryland Medical Cannabis Commission] MARYLAND CANNABIS ADMINISTRATION. Documentation of a valid license shall be provided to the County prior to the commencement of operations.
20 21	B. Any structure used for the dispensary must be at least 1,000 feet from the property line of any school, day-care facility, substance rehabilitation facility, or any other dispensary.
22	C. A buffer yard C shall be required to adequately separate this use from adjacent uses.
23 24 25 26 27	D. NO MORE THAN THREE (3) LICENSED DISPENSARY OPPERATIONS SHALL BE PERMITTED WITHIN ANY ONE COMMISSIONER DISTRICT.
28 29	Figure IV-1, Table of Permissible Uses
30 31 32 33 34	Figure VI-15, Table of Permissible Uses for the Hughesville Village Zone
34 35	
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37 38	
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	3 P a g e
	Astericks *** mean intervening code language remaining unchanged

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SECTION 2. BE IT FURTHER ENACTED, that this act shall take effect forty-five (45) calendar days after it becomes law. ADOPTED this 7th day of February 2024. **COUNTY COMMISSIONERS CHARLES COUNTY, MARYLAND** Reuben B. Collins, Esq., President alal atto Ralph E. Patterson II, M.A., Vice President Gilbert O. Bowling, III Thomasina Q. Coates, M.S. un Amanda M. Stewart, M.Ed. ATTEST: Carol A. DeSoto, CAP, OM, Clerk 4 Page

Astericks *** mean intervening code language remaining unchanged NOTE: CAPITALS indicate language added to existing law [Brackets] indicate language deleted from existing law

297 Attachment 1

Charles County

Figure IV-1 Table of Permissible Uses

[Amended 8-2-1993 by Ord. No. 93-82; 12-7-1993 by Ord. No. 93-100; 12-7-1993 by Ord. No. 93-101; 12-7-1993 by Ord. No. 94-4; 9-12-1994 by Ord. No. 94-83; 11-21-1994 by Ord. No. 94-100; 10-31-1995 by Ord. No. 95-96; 11-7-1995 by Ord. No. 95-97; 2-13-1996 by Ord. No. 96-7; 9-10-1996 by Ord. No. 96-88; 5-5-1997 by Ord. No. 97-44; 7-8-1997 by Ord. No. 97-83; 3-1-1999 by Ord. No. 99-16; 3-30-1999 by Ord. No. 99-32; 3-30-1999 by Ord. No. 99-33; 10-25-2000 by Ord. No. 99-92; 2-22-2000 by Ord. No. 00-10; 5-2-2000 by Ord. No. 00-37; 8-21-2000 by Ord. No. 00-64; 10-23-2000 by Ord. No. 00-84; 12-11-2000 by Ord. No. 00-93; 10-23-2001 by Ord. No. 01-87; 5-21-2002 by Ord. No. 02-58; 9-23-2002 by Ord. No. 02-80; 3-21-2005 by Bill. No. 2005-03; 7-25-2005 by Bill. No. 2005-13; 1-10-2006 by Bill. No. 2005-11; 3-14-2007 by Bill No. 2007-05; 5-7-2008 by Bill No. 2008-02; 9-3-2008 by Bill No. 2008-02; 4-13-2010 by Bill No. 2010-05; 4-13-2010 by Bill No. 2010-06; 3-30-2011 by Bill No. 2011-02; 6-19-2012 by Bill No. 2012-08; 5-6-2014 by Bill No. 2014-02; 3-15-2016 by Bill No. 2016-01; 9-20-2016 by Bill No. 2017-01; 6-6-2017 by Bill No. 2017-03; 9-11-2018 by Bill No. 2018-04; 10-2-2018 by Bill No. 2018-05; 10-2-2018 by Bill No. 2018-06; 7-9-2019 by Bill No. 2019-01; 6-16-2020 by Bill No. 2020-04; 4-13-2021 by Bill No. 2021-04; 9-29-2021 by Bill No. 2021-06; 9-28-2021 by Bill No. 2021-06; 9-28-2021 by Bill No. 2021-06; 9-28-2021 by Bill No. 2021-06; 11-2-2022 by Bill No. 2021-01; 11-2-2022 by Bill No. 2022-09]

KEY:

P = Permitted PC = Permitted with Conditions SE = Special Exception Blank = Not Permitted * = See § 297-91D, Commercial

													Z	Lones												
Uses Description 1.00.000 AGRICULTURE 1.01.000 Agricultural operations	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	СВ	CV	BP	IG	IH	PRD	PEP	MX	РМН	ТОД	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
1.01.100 Agricultural operations as defined in § 297-49, excluding livestock, farm alcohol production, forestry operations, aquaculture operations, agritourism, and ecotourism	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р		Р						
1.01.200 Livestock on a parcel greater than five acres	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC		PC		PC						
1.01.300 Keeping of livestock on less the	nan or eo	qual to fi	ve acres																							
1.01 310 Horses, livestock maintained as pets, and 4-H or school projects	PC	PC	PC	PC	PC	PC	PC	РС	PC	PC	PC	PC	PC		PC	PC	PC	PC		PC						
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale	SE		SE	SE																						

													7	Zones												
Han Danaia (inc		DC	WCD	DD	DV	DI	DM	DI	DO			CD		DD	ю		BDD	DED	MV	DMI	TOD	CED	CDD	CMD	Waldorf Central Zone	Action Urban Center Zone
Uses Description 1.01.410 Grain dryers and related	AC P	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC P	CB	CV P	BP	IG P	IH P	PRD	PEP	MX	PMH	TOD	CER	CRR	СМК	(WC)	(AUC)
structures	I										I		I		I	1										
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building	Р										Р		Р		Р	Р										
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture	Р												Р		Р	Р		Р								
1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances, and statutes	Р												Р		Р	Р		Р								
1.01.450 Poultry houses, hog operations with six or more hogs	PC																									
1.01.460 Slaughterhouses	SE															SE										
1.01.470 Processing and selling products raised on-site	Р	Р	Р																							
1.01.500 Commercial stables	Р	Р	Р	SE		SE	SE			Р	Р		SE				SE		SE							
1.01.600 Farrier services	Р	Р	Р							Р	Р	Р	Р													
1.01.700 Use of heavy cultivating machinery, spray planes, or irrigating machinery	Р	Р	Р	Р		PC	PC																			
1.02.000 Forestry operations	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р	Р	Р		Р						
1.03.000 Open-air markets and hortic	cultural	sales																	•							
1.03.100 Open-air markets																										
1.03.110 Farm and craft markets, flea markets			Р							Р	Р	Р	Р						Р		Р		Р		Р	Р
1.03.120 Open-air product markets	РС	PC	PC	PC						Р	Р	Р	Р						Р		Р		Р		Р	Р
1.03.200 Horticultural sales with outdoor display	SE	SE	SE								Р	Р	Р						Р		Р					
1.03.300 Livestock markets	SE	SE														PC										
1.04.000 Hunting and fishing cabins	РС		PC																							
1.05.000 Commercial greenhouse ope	ration					1	1	1		1	1		1			1			1				1			
1.05.100 No on-premises sale	Р	Р	Р	Р						Р	Р		Р		Р	Р										

Supp 11, Mar 2023

													7	Zones												
																									Waldorf Central Zone	Action Urban Center Zone
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	(WC)	(AUC)
1.05.200 On-premises sales permitted	Р	SE	SE	SE						Р	P		Р		Р	Р										<u> </u>
1.05.300 [Medical c]Cannabis dispensary											PC	PC		PC	PC	PC		PC								
1.06.000 Kennel, commercial	PC	SE	PC			SE				PC	PC		PC													ļ
1.07.000 Cat boarding facility	PC	PC	PC	PC		PC																			Р	Р
1.08.000 Agritourism/ecotourism	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC		PC					PC	PC
2.00.000 MARINE																										
2.01.000 Marina, including boat sales and repair and boat rental including sailboards and jet skis											PC		PC					PC	PC							
2.02.000 Aquacultural operations																										
2.02.100 Seafood processing and seafood operations with products raised or harvested off-site											PC		Р		Р			SE	PC							
2.02.200 Seafood processing and seafood operations with products raised on the premises	РС	PC	PC																							
2.02.300 Shellfish operations	РС	PC	PC																							
2.03.000 Marine terminal													SE		Р	Р		Р	SE							
2.04.000 Commercial fishing	Р	Р	Р		Р																					
3.00.000 RESIDENTIAL					•		1								•										•	
3.01.000 Single-family detached																										
3.01.100 Single-family detached	Р	Р	Р	Р	Р	Р	Р	Р	Р				Р		PC		Р		Р	Р		РС	PC	PC		
3.01.200 Lot line																	PC		PC		PC			PC		
3.01.300 Patio/court/atrium			Р														PC		PC		PC			PC		
3.01.400 Class A manufactured home	Р	Р	Р	Р	Р	Р	Р	Р												Р						
3.01.500 Class B manufactured home	Р	Р	SE	SE		SE														Р						
3.01.600 Tenant house	РС	PC	PC	PC		PC																				
3.01.700 Primary residence with accessory apartment	PC	PC	PC	PC	PC	PC	PC	PC	PC										PC		PC	PC	PC	PC		
3.01.800 Single-room-occupancy units								Р	Р	Р	Р	Р	Р				Р		Р		Р	Р	Р	Р		
3.02.000 Single-family attached		1		1			1	1		i							-i	1	i	1						
3.02.100 Duplex					Р		PC	PC									PC		PC		PC	PC	PC	PC		
3.02.200 Townhouse							PC	PC									PC		PC		PC	PC	PC	PC	PC	PC
3.02.300 Multiplex							PC	PC									PC		PC		PC	РС	PC	PC	PC	PC

													2	Zones												
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	СВ	CV	BP	IG	ІН	PRD	PEP	MX	РМН	ТОД	CER	CPP	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
3.03.000 Multifamily	AC	ĸĊ	WCD	КК	ĸv	KL	N IVI	КП	ĸo	CN	tt	CD	CV	Dr	IG	In	TKD	LFL	MIA	F IVITI	100	CER	UNN	CIVIK	(WC)	(AUC)
3.03.100 Garden apartment							PC	PC									PC		PC		р	PC	PC		PC	PC
3.03.200 Midrise							PC	PC									PC		PC		P				PC	PC
3.03.300 High-rise							IC.										SE		SE		SE				IC	PC
3.03.400 Commercial apartment									р	р	р	Р	D				SE		<u>р</u>		DE D	D	р		PC	PC PC
-		treatm	ant ar ar		n and r		al aldar	 	1	Г	Г	Г	Г						Г		Г	Г	Г		rt	rt
3.04.000 Homes emphasizing special s	ervices	, treatm	ent, or su	pervisio	n, and r				lomes																	
3.04.100 Group homes	PC	PC	PC	PC	PC	PC	PC	PC	PC								PC		PC	PC	PC	PC	PC	PC	PC	PC
3.04.110 Not more than eight people	PC	PC	PC	PC	PC	PC	PC	PC	PC								PC		PC	PC	PC	PC	PC	PC	PC	PC
3.04.120 With between nine and 16 people	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р			Р				SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.200 Day care																										
3.04.210 Day-care home (having fewer than nine care recipients)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р				Р		Р	Р	Р	Р	Р	Р	Р	Р
3.04.220 Day-care center, day nursery (between nine and 30 care recipients)	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	Р	Р	Р	PC	SE		Р	Р	Р	SE	Р	Р	Р	SE	Р	Р
3.04.300 Halfway house	SE	SE	SE	SE	SE	SE	SE	SE	Р								SE		SE	SE	SE			SE	SE	SE
3.04.400 Elderly care homes																										
3.04.410 Elderly care homes (1–8 people)	Р	Р	Р	Р	Р	Р	Р	Р	Р								Р		Р	Р	Р	Р	Р	Р	Р	Р
3.04.420 Elderly care homes (9–16 people)	SE	SE	SE	SE	SE	SE	SE	SE	SE								SE		SE	SE	SE	SE	SE	SE	SE	SE
3.04.500 Retirement housing complex								SE	SE			SE	SE				Р		Р		Р	Р	Р	Р	Р	Р
3.05.000 Miscellaneous rooms-for-ren	t situat	ions																								
3.05.100 Rooming houses, boardinghouses rented by the month	PC	PC	SE	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		SE		SE		PC	PC	PC	PC
3.05.200 Bed-and-breakfast, tourist homes (including new structures)	PC	PC	PC	PC	PC	SE	SE	SE	PC	PC	PC	PC	PC				SE		PC		PC		Р	SE	PC	PC
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations	SE	SE									Р	Р	Р	PC				Р	Р		Р	Р	Р		Р	Р
3.05.400 Country inn	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	PC						SE		SE		Р			ľ
3.06.000 Shelters, permanent	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	Р		PC				Р							
3.07.000 Migrant workers housing	РС	PC	PC																							

													7	Lones												
																									Waldorf Central Zone	Action Urban Center Zone
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	СВ	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	(WC)	(AUC)
.00.000 INSTITUTIONAL/UTILI																										
.01.000 Educational, cultural, religiou	us, phil	anthrop	oic, social,	and fra	ternal u	ses																				
.01.100 Schools			1																							
4.01.110 Private elementary and secondary (including preschool, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE ²			Р	Р	Р	Р	Р	SE	SE	SE	Р	
4.01.120 Trade or vocational schools								Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	SE		SE	Р			Р	Р
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE				SE	Р	Р		Р				Р	Р
.01.200 Churches, synagogues, and emples (including associated emeteries, associated residential tructures for religious personnel and ssociated buildings with religious lasses not including elementary or econdary school buildings)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	SE	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
.01.210 Churches, synagogues, and emples without cemeteries, ssociated residential structures for eligious personnel and associated uildings with religious classes not neluding elementary or secondary chool buildings														2												
.01.300 Private libraries, museums, art o	centers,	, and sim	nilar uses (includin	g associa	ated edu	cational	and inst	ructional	activitie	es)															
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р
4.01.320 Located within any other structure	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	Р	PC	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р
.01.400 Social, fraternal clubs and odges, union halls, meeting halls, and imilar uses	SE	SE	SE		SE				Р	SE	Р	Р	Р	SE	Р	Р	Р	Р	Р	Р	Р		Р		Р	Р
.02.000 Recreation, amusement, and o	enterta	inment																						•		

													7	Zones												
																									Waldorf Central Zone	Action Urban Center Zone
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	(WC)	(AUC)
4.02.100 Activity conducted entirely wi	ithin bui	lding or	substantia	l structu	re		1								1	1		1	1					1		1
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic										SE	Р	Р	Р	PC ¹	PC			Р	Р		Р	Р	PC		Р	Р
4.02.120 Movie theaters, theaters, colise	eums, ai	nd stadiu	ims																							
4.02.121 Seating capacity of not more than 300										Р	Р	Р	Р				Р	Р	Р		Р	Р	Р		Р	Р
4.02.122 Seating capacity up to 1,000											Р	Р						Р	Р		Р	Р	Р		Р	Р
4.02.123 Coliseums and stadiums with seating capacity more than 1,000											SE							Р	Р		Р					
4.02.130 Indoor rifle and pistol ranges										SE	SE	SE	SE					SE								
4.02.140 Off-track betting facilities											SE	SE			SE			SE	SE		SE		SE		Р	Р
4.02.200 Activity conducted primarily of	outside e	enclosed	buildings	or struct	ures	•		•	•				•	•		1	·							•		
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development	SE	SE		SE	SE	SE	SE	SE		Р	Р		Р	*			Р	Р	Р	Р	Р			р		
4.02.220 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, approved as part of a residential development; kayak, sailboard, bicycle sales and rentals	р	Р	Р	Р	Р	Р	Р	Р	Р								Р		Р	Р	Р	Р	Р	Р	Р	Р
4.02.230 Recreation vehicle parks	SE	SE								PC		PC														
4.02.240 Campgrounds and camps	SE	SE	SE																							
4.02.250 Automobile and motorcycle racing tracks	SE	SE													SE	SE										
4.02.260 Drive-in movie theaters, open-air theaters, and amphitheaters	SE	SE											SE													

													7	Zones												
																									Waldorf Central Zone	Action Urban Center Zone
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	СВ	CV	BP	IG	IH	PRD	PEP	MX	РМН	TOD	CER	CRR	CMR	(WC)	(AUC)
4.02.270 Amusement and theme parks	SE	SE		SE															SE							
4.02.280 Golf driving ranges not accessory to golf courses, par three golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses	SE	SE	SE	SE						Р	Р		Р					Р	Р							
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons	SE	SE	SE	SE						SE	SE		SE				SE	SE								
4.03.000 Institutional residence or car	re or co	nfineme	nt faciliti	es																						
4.03.100 Hospitals and other inpatient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area	SE	SE								PC	РС	PC	PC	РС				РС	РС		РС	PC			Р	Р
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	SE		SE	SE	SE	SE	SE	SE	Р	Р	Р	Р	SE ²				Р	Р		Р	Р			Р	Р
4.04.000 Emergency services										1							1					1				
4.04.100 Fire stations	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
4.04.200 Rescue squads, ambulance services	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
4.05.000 Miscellaneous public and ser	ni-publ	ic facilit	ies																							
4.05.100 Post office																										ĺ
4.05.110 Local	SE	SE	SE		SE				Р	Р	Р	Р	Р	Р	Р			Р	Р		Р	Р	Р		Р	Р
4.05.120 Regional											Р			Р	Р	Р		Р	Р		Р	Р				
4.05.200 Airport																										ĺ
4.05.210 Private use	SE	SE		SE																						
4.05.220 General aviation airport															PC											
4.05.300 Helicopter facilities																										
4.05.310 Heliports	SE	SE		SE											PC	PC		SE	SE		SE					
4.05.320 Helistops	SE	SE		SE	SE					SE	SE	SE	SE	SE	PC	PC		PC	PC		SE					PC
4.06.000 Public utilities (including tov	vers and	d related	l structur	es)																						
4.06.100 Neighborhood essential service	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р

													7	Zones												
																									Waldorf Central Zone	Action Urban Center Zone
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	(WC)	(AUC)
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower	SE	SE	SE	SE		SE	SE	SE	SE		SE			SE	Р	Р		SE	SE		SE	SE			SE	SE
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
4.06.500 Wireless communication antennas	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	РС	PC
4.07.000 Satellite dishes and earth sta	tions																									
4.07.100 Earth stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	PC	PC	SE	PC	SE	SE	SE	SE	SE	SE		
4.07.200 Satellite dishes	PC	PC	PC	PC	PC	PC	PC	PC	PC	Р	Р	Р	PC	Р	Р	Р	PC	Р	PC	PC	PC	PC	PC	PC	РС	PC
4.08.000 Cemeteries and crematorium	ns			ļ.																				• • •		
4.08.100 Cemeteries																										
4.08.110 Family burial sites	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC				PC	PC								
4.08.120 Other cemeteries	SE	SE	SE	SE	SE	SE	SE	SE									SE									
4.08.200 Crematoriums	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	Р		Р		Р	Р	SE	Р				SE				
4.09.000 Transportation	•	•							·	1				•	•	•			•	•						
4.09.100 Bus stations, train stations									Р		Р	Р	Р	Р	Р	Р		Р	Р		Р	Р	Р	Р	Р	Р
4.09.200 Park and ride facilities	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
5.00.000 SERVICE-ORIENTED COM	MMER	CIAL									•	•									•					
5.01.000 All operations conducted ent	tirely wi	ithin ful	ly enclose	d buildi	ng																					
5.01.100 Operations designed to attract	and serv	ve custor	mers or cli	ents on t	he prem	ises																				
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)									Р	Р	Р	Р	Р	Р	Р			Р	Р		Р	Р	Р		Р	Р
5.01.112 Personal services (see definition)									Р	Р	Р	Р	Р	PC ¹				Р	Р		Р	PC	Р		Р	Р
5.01.113 Dry cleaning/laundry and laundromats										Р	Р	Р	Р	PC ¹				Р	Р		Р				Р	Р
5.01.114 Banks and financial institutions										Р	Р	Р	Р	Р	Р			Р	Р		Р	Р	Р		Р	Р
5.01.115 Business services									Р	Р	Р	Р	Р	PC^1				Р	Р		Р	Р	Р		Р	Р

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													7	Zones												
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	СВ	CV	BP	IG	ІН	PRD	РЕР	MX	РМН	ТОД	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
5.01.116 Office or clinics of	AC		web				INIVI		P RO	Р	Р	Р		P				P	P	1 1/111	P	р	P	CMIX	(WC) Р	(AUC) P
physicians, dentists, and chiropractors										-			1	-					1		-	1			-	
5.02.000 Operations conducted within	n and/or	r outside	e fully enc	losed bu	uilding	1		1	1		1	<u> </u>		<u></u>		1		1	<u></u>	1		1	1	<u> </u>		I
5.02.100 Construction services and supplies											Р		Р	1	Р			Р	Р		Р					
5.02.200 Retail concrete mixing										PC	PC				Р	Р										
5.02.300 Funeral homes	SE	SE	SE	SE	SE				PC	PC	PC	PC	РС					PC	PC		PC	PC			PC	PC
5.02.400 Veterinarians and veterinary hospitals	Р	Р	SE	SE	SE	SE				PC	PC	PC	PC					PC	PC		PC	PC			РС	PC
5.02.500 Nursery schools and day- care centers with more than 30 children	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	Р	Р	Р	PC	SE		SE	Р	Р	SE	Р	Р	Р	SE	Р	Р
6.00.000 COMMERCIAL		1	1					1		1	1	1			1		1	1	1	1		1		1		1
6.01.000 Commercial sales and rental	of good	ls, merc	handise a	nd equi	pment																					
6.01.100 Retail sales																										
6.01.110 Building floor space <15,000	square f	eet/parce	el																							
6.01.111 Shoppers merchandise stores (see definition)										Р	Р	Р	Р	PC				Р	Р		Р	Р	Р		Р	Р
6.01.112 Specialty shops (see definition)									Р	Р	Р	Р	Р	1					Р		Р	Р	Р		Р	Р
6.01.113 Antique shops, art galleries less than 15,000 square feet	SE	SE	SE		SE				Р	Р	Р	Р	Р	1				Р	Р		Р	Р	Р		Р	Р
6.01.120 Building floor area >15,000 square feet																										
6.01.121 Shoppers merchandise stores (see definition)											Р	Р	SE					Р	Р		Р				Р	Р
6.01.122 Specialty shops (see definition)											Р	Р	SE					Р	Р		Р				Р	Р
6.01.123 Antique shops, art galleries	SE	SE									Р	Р	SE					Р	Р		Р				Р	Р
6.01.130 General merchandise (see definition)											Р		SE	PC				Р	Р		Р					
6.01.140 Convenience stores										SE	Р	р	SE	PC				р	р		р	SE	SE	SE	Р	Р

													2	Zones												
																									Waldorf Central Zone	Action Urban Center Zone
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH		CER	CRR	CMR	(WC)	(AUC)
6.01.150 Retail sales over 100,000 square feet (see definition)											SE	SE							SE		SE					
6.01.200 Wholesale sales (see definition)											Р		Р	Р	Р	Р		Р	Р		Р	Р				
6.02.000 Restaurants																										
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters									PC	SE	PC	PC	PC	PC	PC			PC	PC		PC	PC	PC		РС	PC
6.02.200 Restaurant, fast food carry- out and delivery										SE	Р	Р	SE	PC	Р			Р	Р		Р	Р	Р		Р	Р
6.02.300 Restaurant, fast-food drive- in, and drive-through and mobile food service facilities																										
6.02.310 With direct highway access to a public road											SE	SE	SE					SE	SE		SE					
6.02.320 Part of a business park or shopping center with no direct access to a public road											Р	Р	Р	PC				Р	Р		Р	Р	Р			
6.02.330 Mobile food service facilities		PC									PC	PC	PC	PC	PC	PC		PC	PC		PC	PC	PC		РС	PC
6.03.000 Motor vehicle-related and se	ervice o	peration	S				1	•					•			1			•				1			
6.03.100 Motor vehicle sales or rental; mobile home sales																										
6.03.110 Motor vehicle sale or rental in the CB Zone on > 3 acres												SE														
6.03.120 All other motor vehicle sale or rental; mobile home sales											PC	PC	PC					PC	PC			SE				
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers.										PC	PC		PC		PC			PC	PC							
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)																										
6.03.310 Motor vehicle repair and maintenance										PC	PC	PC	PC	2	PC			PC	PC			Р	Р			
6.03.311 For more than two buses, bus dispatching, storage, including parts, maintenance, washing and service facility	SE																									

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													7	Zones												
																									Waldorf Central Zone	Action Urban Center Zone
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD	CER	CRR	CMR	(WC)	(AUC)
6.03.320 Motor vehicle fuel sales																										
6.03.321 Associated with commercial uses > 3,500 square feet										SE	SE	SE	PC	PC	SE			SE	SE							
6.03.322 All other										SE	PC	PC	РС	РС	PC			PC	РС							
6.03.330 Car wash										РС	PC	PC	РС	РС	PC			PC	РС							
6.03.400 Motor vehicle painting and body work											PC		PC		PC			PC								
6.03.500 Automotive parks											PC				PC			PC	РС							
6.0[3]4.000 [Medical c]Cannabis		•				1		•				•				•					•		·			
6.04.100 Processing operation	РС										PC	PC		РС	PC	PC		PC								
6.04.200 Dispensary operation											PC	PC		РС	PC	PC		PC								
7.00.000 INDUSTRIAL					•											•									•	
7.01.000 Manufacturing, processing,	creating	, repair	ing, renov	vating,	painting	, cleanir	ng, and a	ssembli	ng of go	ods, me	rchandi	se, and	equipm	ent												
7.01.100 All operations conducted entirely within fully enclosed building																										
7.01.110 Buildings < 10,000 square feet per parcel										SE	Р		SE	Р	Р	Р		Р	Р			Р			SE	SE
7.01.120 Buildings > 10,000 square feet per parcel													SE	Р	Р	Р		Р	SE			SE				SE
7.01.200 Operations conducted within or outside fully enclosed building																										
7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops	SE												Р	2	Р	Р		Р								
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils														1	Р	Р		Р								
7.01.230 Saw mills	Р	Р	Р										Р		Р	Р										
7.01.240 Alcoholic beverage manufactu	iring		,														•									ţ
Farm alcohol production facility	PC	PC	PC			_										_										

													7	Zones												
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	СВ	CV	BP	IG	IH	PRD	PEP	MX	РМН	ТОД	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
Alcohol production facility										011	P	P	PC	р	P	P		P	P		p	р	Р		<u>р</u>	р
(Note: also see use 6.02.100 for zones where this use is permitted as an accessory use to use 6.02.100)											1	1		1	1	1		1	1		1	1	1		1	1
7.01.260 Fertilizer mixing plants	SE															Р		SE								
7.01.270 Brick or block manufacturing																Р										
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening	SE	SE													SE	PC										
7.01.290 Wood/stump grinding	РС	PC													PC	PC										
7.02.000 Storage and parking			_																					_		
7.02.100 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related											Р	Р	SE	Р	Р	Р		Р	Р		Р	Р	Р			
7.02.110 Automotive parking garage																									PC	PC
7.02.120 Automobile parking lot																										
7.02.200 Storage of goods not related to	sale or	use of t	hose good	s on the	same lot	where th	hey are s	stored (v	varehous	ing)		1	I	I		1		1	1				1	-		
7.02.210 All storage within completely enclosed structures											Р		Р	PC	Р	Р		Р	PC		PC					
7.02.220 Warehouse storage														2	Р	Р		Р	Р							
7.02.230 Mini-warehouses										SE	SE	SE	SE	SE	PC	PC		SE								
7.02.240 Storage of petroleum products															SE	SE		SE								
7.02.250 Consolidated storage													SE										SE			
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot; and (ii) parking or storage occupies more than 75% of the developed area (contractor's yard)											SE		SE	SE	Р	Р		Р	SE							
7.02.400 Parking of motor vehicles (trucks)																										

													7	Zones												
Uses Description	AC	RC	WCD	RR	RV	RL	RM	RH	RO	CN	CC	СВ	CV	BP	IG	ІН	PRD	PEP	MX	РМН	ТОД	CER	CRR	CMR	Waldorf Central Zone (WC)	Action Urban Center Zone (AUC)
7.02.410 Parking of one motor	PC	PC PC	PC	PC	SE	KL	IXIVI		ĸo	CN				DI	P P	P P		1 121	IVIA	1 1/111	100	CER		CWIK	(WC)	(AUC)
vehicle > 15,000 pounds gross vehicle weight	re		10		SL										1	1										
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight	SE	SE	SE	SE	SE										Р	Р										
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards															SE	SE										
7.03:100 Processing facility/transfer station (solid waste)																SE										
7.04.000 Research facilities and labor	atories		I											1		1	1				1	1	1			
7.04.100 Without processing of materials	SE	SE	SE								SE			Р	Р	Р		Р	Р		Р	Р				Р
7.04.200 With processing or manufacturing of materials											SE			Р	Р	Р		Р	Р		SE	SE				SE
7.04.210 Energetics research and development																		PC								
7.05.000 Mineral extraction																1	1						1			1
7.05.100 Surface mining																										
7.05.110 of > 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE	SE	SE		SE		SE						
7.05.120 of < 10 acres	SE	SE	SE	SE		SE	SE	SE		SE	SE		SE	SE	SE	SE		SE		SE						
7.05.200 Wells for oil, natural gas, or petroleum	SE	SE		SE		SE	SE	SE		SE	SE		SE		SE	SE		SE		SE						
7.06.000 Pozzolan Management Facility	SE	SE													SE	SE										
7.07.100 Solar energy system, small	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	РС	PC	PC	PC	PC	PC	PC	PC	PC
7.07.200 Solar energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
7.07.300 Wind energy system, small	РС	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
7.07.400 Wind energy system, large	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
8.00.000 MIXED-USE																										
8.01.000 Mixed-use building																			Р		Р	Р	Р		Р	Р
8.02.000 Mixed-use building, residential																			Р		Р	Р	Р		Р	Р
9.00.000 FLEX SPACE																										
9.01.100 Flex space														Р												

NOTES:

¹ This use is permitted without conditions when located in flex space.
 ² This use is permitted with conditions when located in flex space.

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Figure VI-15 Table of Permitted Uses for Hughesville Village Zone [Amended 9-11-2018 by Bill No. 2018-04]

KEY:

111	1.	
Р	=	Permitted
PC	=	Permitted with Conditions
SE	=	Special Exception
BLA	ANK =	Not Permitted

		HV	ZONE	
	HVR	HVC	HVG	HVE
	Residential	Core	Gateway	Employment
1.00 AGRICULTURAL				
1.01.000 Agricultural operations, farming				
1.01.100 Excluding livestock - horticultural,	Р	Р	Р	Р
hydroponic, chemical or general farming truck				
gardens, cultivation of field crops, orchards,				
groves, or nurseries for growing or propagation				
of plants, trees and shrubs				
1.01.200 Including livestock on a parcel greater	PC	PC	PC	PC
than 5 acres - dairy farming keeping or raising				
for sale large or small, animals, reptiles, fish,				
birds, poultry or aquaculture				
1.01.300 Keeping of livestock on less than or equa				
1.01.310 Horses, livestock maintained as	PC	PC	PC	
pets, and 4-H or school projects				
1.01.320 Cattle, swine, goats and sheep,				
rabbits, poultry or fowl raised for sale				
1.01.400 Uses located greater than 200 feet from t	he nearest bound	ary line of t	he land on wh	ich located
1.01.410 Grain dryers and related structures				
1.01.420 Fertilizer storage in bags or bulk				
storage of liquid or dry fertilizer in tanks or				
in a completely enclosed building				
1.01.430 Commercial assembly and repair of		PC	PC	PC
all equipment normally used in agriculture				
1.01.440 Accessory petroleum storage, not to				
exceed 20,000 gallons and subject to				
applicable safety codes, ordinances and				
statutes				
1.01.450 Poultry houses, hog operations with				
6 or more hogs				
1.01.460 Slaughterhouses				
1.01.470 Processing and selling products				
raised on site				
1.01.500 Commercial stables				
1.01.600 Farrier services				
1.01.700 Use of heavy cultivating machinery,				
spray planes or irrigating machinery				
1.01.800 Farm incubator			PC	PC
1.02.000 Forestry	Р	Р	Р	Р
1.03.000 Open-air markets and horticultural sa	les		7015	
			ZONE	
	HVR	HVC	HVG	HVE
	Residential	Core	Gateway	Employment

1.03.100 Open-air markets 1.03.110 Farm and craft markets, flea		Р	Р	
markets		_	-	
1.03.120 Open-air produce markets		Р	Р	
1.03.200 Horticultural sales with outdoor display		P	P	
1.03.300 Livestock markets		1	1	
1.04.000 Hunting and fishing cabins				
1.05.000 Commercial greenhouse operation				
1.05.100 No on-premises sale				
1.05.200 On-premises sales permitted		Р	Р	
1.05.300 CANNABIS		1	1	
1.06.000 Kennel, commercial				
·				
1.07.000 Cat boarding facility				
2.00.000 MARINE		DC	DC I	DC
2.01.000 Marina, including boat sales and repair and boat rental including sailboards		PC	PC	PC
and iet skis				
2.02.000 Seafood processing	•		•	
2.02.100 Seafood processing and seafood operations with			PC	PC
products raised or harvested off				
site			DC	DC
2.02.200 Seafood processing and seafood operations with			PC	PC
products raised on the premises 2.03.000 Marine terminal				
2.04.000 Commercial fishing				
3.00.000 RESIDENTIAL			1	
3.01.00 Single-family detached				
3.01.100 Single-family detached	Р	Р	Р	
3.01.200 Lot line	1	1	1	
3.01.300 Patio/court/atrium				
3.01.400 Class A manufactured home				
3.01.500 Class B manufactured home				
3.01.600 Tenant house				
3.01.700 Primary residence with accessory apartment	PC	PC	PC	
5.01.700 Thinary residence with accessory apartment	IC	IC	10	
3.01.800 Single room occupancy units		Р	Р	
3.02.000 Single-family attached			-	
3.02.100 Duplex				
3.02.200 Townhouse				
3.02.300 Multiplex				
3.03.000 Multifamily				
3.03.100 Garden apartment				
3.03.200 Midrise				
3.03.300 High-rise	1		1 1	
3.03.400 Commercial apartment		Р	Р	
3.04.000 Homes emphasizing special services, treatment,	or supervision, an			omes
3.04.100 Group homes				
3.04.110 Not more than 8 people	PC	PC	PC	
L L	1		ZONE	
	1			
	HVR	HVC	HVG	HVE

4.01.310 Located within a building designed and previously occupied as a residence or institutional use 4.01.320 Located within any other structure 4.01.400 Social, fraternal clubs and lodges, mion halls, meeting halls and similar uses		р Р Р	P P P P ZONE HVG	education and
 4.01.310 Located within a building designed and previously occupied as a residence or institutional use 4.01.320 Located within any other structure 4.01.400 Social, fraternal clubs and lodges, 		р Р Р	P P P	
 4.01.310 Located within a building designed and previously occupied as a residence or institutional use 4.01.320 Located within any other structure 4.01.400 Social, fraternal clubs and lodges, 		P	P P	education and
 4.01.310 Located within a building designed and previously occupied as a residence or institutional use 4.01.320 Located within any other structure 		P	P P	education and
4.01.310 Located within a building designed and previously occupied as a residence or institutional use		P	Р	education and
4.01.310 Located within a building designed and previously occupied as a residence or		-	1	education and
4.01.310 Located within a building designed		-	1	education and
/		-	1	education and
	, and similar uses (i	ncluding the	ose associated	education and
nstructional activities)	and similar uses (i	ncluding th	ose associated	education and
1.01.300 Private libraries, museums, art centers,				1
buildings)				
ncluding elementary or secondary school				
ssociated buildings with religious classes not	•			
esidential structures for religious personnel and	1			
including associated cemeteries, associated	1	I I		
1.01.200 Churches, synagogues, and temples	Р	Р	Р	Р
offices				
community colleges, limited to classrooms and		r	r	r
thletic fields, etc.) 4.01.131 Private colleges, universities and		Р	Р	Р
acilities such as dormitories, office buildings,				
community colleges (including associated				
1.01.130 Private colleges, universities,				
1.01.120 Trade or vocational schools		Р	Р	Р
grounds, athletic, and other facilities)				
including preschool, kindergarten, associated				
.01.110 Private elementary and secondary	SE	SE	SE	
1.01.100 Schools		CT.	C.D.	
1.01.000 Educational, cultural, religious, phil	anthropic, social a	ing tratern	ai uses	
1.00.000 INSTITUTIONAL/UTILITIES/REC			-1	
3.07.000 Migrant workers housing				
3.06.000 Shelters, permanent		SE	SE	<u> </u>
		CE.	SE.	
3.05.400 Country inn	15			
nstitutions providing overnight accommodation				
conference centers, and similar business or		r	r	r r
3.05.300 Hotels, motels, convention centers,	rt	PC P	PC P	Р
ented by the month 8.05.200 Bed-and-breakfast, tourist homes	PC	DC	DC	
3.05.100 Rooming houses, boarding houses				
3.05.000 Miscellaneous rooms-for-rent situati			1	
3.04.500 Retirement housing complex	•			
3.04.420 Elderly care homes (9-16 people)	SE	SE	SE	
3.04.410 Elderly care homes (1-8 people)	P	Р	Р	
3.04.400 Elderly care homes	D	D	D	
3.04.300 Halfway house	SE	SE	5E	
	SE	CE.	SE	
3.04.220 Day-care center, day nursery (between 9 and 30 care recipients)	SE	Р	Р	
9 recipients)		D	D	
3.04.210 Day-care home (having fewer than	Р	Р	Р	
3.04.200 Day care	D	D		
3.04.120 With between 9 and 16 people	SE	SE	SE	

	Residential	Core	Gateway	Employmen
	HVR	HV HVC	ZONE HVG	HVE
4.05.100 Post office			ZONE	
4.05.000 Miscellaneous public and semi-public	facilities			
4.04.200 Rescue squads, ambulance services	P	Р	Р	Р
4.04.100 Fire stations	Р	Р	Р	Р
4.04.000 Emergency services		1	1	1
handicapped, infirm, and child care institutions				
4.03.200 Nursing care, intermediate care,	SE	Р	Р	
excess of 10,000 square feet of floor area				
(including mental health treatment) facilities in				
4.03.100 Hospital and other in-patient medical				
4.03.000 Institutional residence or care or confi	inement facilities	5		1
using weapons				
archery ranges, or other recreational activities				
4.02.290 Rifle and pistol ranges, war games,				
batting cages, and similar uses				
golf courses, skateboard parks, water slides,				
golf courses, par 3 golf courses, miniature				
4.02.270 Amusement and theme parks 4.02.280 Golf driving ranges not accessory to				
theaters, and amphitheaters				
4.02.260 Drive-in movie theatres, open-air				
tracks				
4.02.250 Automobile and motorcycle racing				
4.02.240 Campgrounds and camps				
4.02.230 Recreation vehicle parks				
approved as part of a residential development				
country clubs, swimming or tennis clubs,				
recreational facilities such as golf and				
4.02.220 Privately owned outdoor	Р		Р	
the construction of a residential development	P			
constructed pursuant to a permit authorizing				
country clubs, swimming or tennis clubs, not				
recreational facilities such as golf and				
4.02.210 Privately owned outdoor				
4.02.200 Activity conducted primarily outside end	closed buildings c	or structures	,	
4.02.140 Off-track betting facilities				
4.02.130 Indoor rifle and pistol ranges				
seating capacity more than 1,000				
4.02.123 Coliseums and stadiums with				
4.02.122 Seating capacity up to 1,000			SE	
than 300				
4.02.121 Seating capacity of not more		Р	Р	
4.02.120 Movie theaters, theaters, coliseums a	nd stadiums		l	1
indoor athletic				
and squash courts, billiard and pool halls,				
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis		SE	5E	
		SE	SE	

4.05.120 Regional 4.05.210 Private use 4.05.210 Orivate use 4.05.210 Orivate use 4.05.220 General aviation airport 4.05.300 Helicopter facilities 4.05.300 Helicopter facilities 4.05.310 Heliports 4.05.320 Helistops 9 4.06.100 Neighborhood essential service P P 4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower 4.06.300 Towers more than 50 feet tall SE 4.06.300 Towers more than 50 feet tall SE SE SE 4.07.100 Earth stations 9C PC PC 4.07.100 Earth stations SE SE SE 4.08.100 Cemeteries and crematoriums 4.08.100 Cemeteries PC PC 4.08.100 Cemeteries 9 PC PC 4.09.200 Transportation 4.09.200 Park and ride facilities 9 P 5.01.101 Operations conducted entirely within fully enclosed building 5.01.111 Professional offices (examples are and stock brokers, travel agents, government office buildings, etc.) 9 P 5.01.111 Professional offices (examples are phenestices P P P 5.01.112 Personal services (see definition) P	P P P
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6.00.00 COMMERCIAL				
6.01.000 Commercial sales and rental of goods,	merchandise an	d equipme	nt	
6.01.100 Retail sales				
6.01.110 Building floor space <15,000 square f	feet/parcel			
6.01.111 Shoppers merchandise stores		Р	Р	
(see definition)			_	
6.01.112 Specialty shops (see definition)		Р	Р	
6.01.113 Antique shops, art galleries		P	P	
6.01.120 Building floor area > 15,000 square		-	-	
feet				
6.01.121 Shoppers merchandise stores		р	Р	
(see definition)		-	-	
6.01.122 Specialty shops (see definition)		Р	Р	
6.01.123 Antique shops, art galleries		P	P	
6.01.130 General merchandise (see		P	P	
definition)		1	1	
6.01.140 Convenience stores		р	Р	
6.01.150 Retail sales over 100,000 square		1	-	
feet on one floor (see definition)				
6.01.200 Wholesale sales (see definition)				
6.02.000 Restaurants				
6.02.100 Restaurant, standard, fast food, bars,		РС	PC	
nightclubs, dinner theaters		ĨĊ		
6.02.200 Restaurant, fast food carry-out and		PC	PC	
delivery		IC		
6.02.300 Restaurant, fast food drive-in and drive-th	hrough			
6.02.310 With direct highway access to a				
public street				
6.02.320 Part of a shopping center with no				
direct access to a public street				
6.03.000 Motor vehicle related and service oper	ations			
6.03.100 Motor vehicle sales or rental; mobile hon				
6.03.110 Motor vehicle sales of rental, motile non				
CB Zone on >3 acres				
6.03.120 All other motor vehicle sale or		PC	PC	
rental; mobile home sales		10	10	
6.03.200 Sales and installation of motor vehicle		PC	PC	
parts or accessories such as tires and mufflers		10	10	
6.03.300 Motor vehicle repair and maintenance, fu	el sales car was	h (not inclu	ding auto body	work)
6.03.310 Motor vehicle repair and		PC	PC	PC
maintenance		10	10	10
6.03.320 Motor vehicle fuel sales				
6.03.321 Associated with commercial				
uses >3,500 square feet				
6.03.322 All other				
6.03.330 Car wash				
		LHV/	ZONE	
	HVR	HVC	HVG	HVE
	Residential	Core	Gateway	Employment
6.03.400 Motor vehicle painting and body work	ixisiutiitiai		Gairway	PC
0.05.400 whole venice painting and body work				10

6.04.000 [Medical c]Cannabis				
6.04.100 Processing operation				
6.04.200 Dispensary operation				
7.00.000 INDUSTRIAL				
7.01.000 Manufacturing, processing, creating, r	enairing, renov	ating, paint	ing, cleaning,	and
assembling of goods, merchandise, and equipme				
7.01.100 All operations conducted entirely within		uilding		
7.01.110 Buildings <10,000 square feet per				Р
parcel				-
7.01.120 Buildings >10,000 square feet per				Р
parcel				-
7.01.200 Operations conducted within or outside f	ully enclosed by	uilding		
7.01.210 Blacksmith shops, welding shops,				Р
ornamental iron works, machine shops				1
(excluding drop hammers and punch presses				
over 20 tons rated capacity), and sheet metal				
shops				
7.01.220 Bottling, confectionary, food				Р
products except fish and meat, sauerkraut,				
vinegar, yeast, or the rendering fats and oils				
7.01.230 Saw mills				
7.01.240 Alcoholic beverage manufacturing			1 1	
Farm alcohol production facility				
Alcohol production facility		PC	PC	
7.01.260 Fertilizer mixing plants			10	
7.01.270 Brick or block manufacturing				
7.01.280 Asphalt plants/concrete plants, sand				
and gravel washing, crushing and screening				
7.01.290 Wood/stump grinding				
7.02.000 Storage and parking				
7.02.100 Automobile parking garages or parking				
lots not located on a lot where there is another				
principal use to which the parking is related				
7.02.110 Automobile parking garage		PC	PC	PC
7.02.120 Automobile parking lot		PC	PC	PC
7.02.200 Storage of goods not related to sale or use	e of those goods	on the same	lot where they	are stored
(warehousing)				
7.02.210 All storage within completely				Р
enclosed structures				
7.02.220 Warehouse storage inside or outside				
completely enclosed structures				
7.02.230 Mini-warehouses				
7.02.240 Storage of petroleum products				
7.02.300 Parking of vehicles or storage of				
equipment outside enclosed structures where: (1)				
vehicles or equipment are owned and used by				
the person making use of the lot and (2) parking				
or storage occupies more than 75% of the				
developed area (contractor's yard)				
		HV	ZONE	
	HVR	HVC	HVG	HVE

	Residential	Core	Gateway	Employment
7.02.400 Parking of motor vehicles (trucks)				
7.02.410 Parking of one motor vehicle >				Р
15,000 pounds gross vehicle weight				
7.02.420 Parking of more than one motor				Р
vehicle > 15,000 pounds gross vehicle weight				
7.03.000 Scrap materials, salvage yards,				
junkyards, and automobile graveyards				
7.04.000 Research facilities and laboratories			_	
7.04.100 Without processing of materials				Р
7.04.200 With processing or manufacturing of				Р
materials				
7.05.000 Mineral extraction				
7.05.100 Surface mining				
7.05.110 of <10 acres				
7.05.120 of >10 acres				
7.05.200 Wells for oil, natural gas, or petroleum				
7.06.000 Pozzolan management facility				
7.07.000 Alternative energy systems				
7.07.100 Solar energy system, small	PC	РС	PC	PC
7.07.200 Solar energy system, large	SE	SE	SE	SE
7.07.300 Wind energy system, small	PC	РС	PC	PC
7.07.400 Wind energy system, large	SE	SE	SE	SE
7.08.000 Processing and distribution of local agricultural products				
7.08.100 Processing facilities				
7.08.110 Agricultural processing facility,			PC	PC
local				
7.08.120 Agricultural processing facility,			SE	SE
local, slaughterhouse				
7.08.200 Storage, distribution and wholesale			PC	PC
sales of local agricultural products				