



ZONING ORDINANCE

TOWN OF VANCEBORO

Adopted on September 12, 1977

ZONING ORDINANCE

Be it ordained by the Board of Commissioners of the Town of Vanceboro:

ARTICLE I PURPOSE AND AUTHORITY

Section 1.1 Purpose

The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan for the community, and with reasonable consideration of the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town. These regulations and districts are designed to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The provisions of this ordinance are adopted pursuant to authority granted by the General Assembly of the State of North Carolina, particularly Article 19 of Chapter 160A of the General Statutes of North Carolina.

ARTICLE 2 ESTABLISHMENT OF DISTRICTS

Section 1.2 Establishment of Districts

In order to implement the intent of this Ordinance as set forth in Article 1, the Town of Vanceboro is hereby divided into six (6) districts with the designations and general purposes listed below and the specifically permitted use in each district listed in Article 5 of this Ordinance. Overlay districts are hereby established, and where an overlay district is applied to the underlying base district, the standards governing development in the overlay district shall apply in addition to the standards governing development in the underlying zoning district.

Districts	Purpose
Residential 10S	A single family residential district allowing only a single family dwelling on a lot.
Residential 10	A residential district allowing a single family dwelling, a two family dwelling and a multi-family dwelling.
Residential 8	A residential district allowing single family dwellings and mobile homes.
Mobile Home Overlay	A mobile home district allowing only mobile homes.
Institutional	A district which allows institutional use such as offices and clubs.

Industrial	An industrial district having only limited contact with the general public and which allows manufacture and/or assembly of parts.
Commercial	A commercial district allowing retail trade.

ARTICLE 3 DISTRICT BOUNDARIES; ZONING MAP ADOPTED

Section 1.3 district Boundaries

The boundaries of the districts are shown upon the map accompanying this Ordinance entitled "Zoning Map, Town of Vanceboro, North Carolina," dated June 8, 1977. The Zoning Map and all the notations, references and all amendments thereto, and other information shown thereon, are hereby made a part of this Ordinance. The Zoning Map, properly attested, shall remain on file in the office of the Town Clerk and be available for inspection by the public.

ARTICLE 4 GENERAL PROVISIONS

Section 1.4 Zoning Effect on Buildings and Use

No building or land shall hereafter be used and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations specified for the district in which it is located, except as herein provided.

Section 1.5 Definitions

1. Accessory Use. Use customarily incidental and subordinate to the principal use of land or building, and located on the same lot with such principal use.
2. Alley. A public way which affords only secondary means of access to abutting property and not intended for general traffic circulation.
3. Building. Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry or other public or private purposes, or accessory thereto, and including lunch wagons, dining cars, trailers, or mobile homes, and unattached carports consisting of a roof and supporting members, and similar structures whether stationary or movable.
4. Building Accessory. A subordinate building on the same lot as the principal building, consisting of walls or supporting members and a roof, the use of which is customarily incidental to the use of a principal building on the same lot.
5. Building, Principal. A building in which is conducted the principal use of the lot on which it is located.
5. Building Setback Line. A line establishing the minimum allowable distance between the nearest portion of any building, excluding the outermost three (3) feet of any uncovered porches, steps, eaves, gutters, and similar fixtures, and the right-of-way of any street when measured perpendicularly thereto.
6. Commercial Use. Any use permitted by this Ordinance in a commercial district.

7. Dwelling. A building or portion thereof designed, arranged or used for permanent living quarters for one or more families. The term “Dwelling” shall not be deemed to include a motel, hotel, tourist home, house trailer, or any structures designed for transient residence.
8. Dwelling, Single Family. A building used or designated as a residence for a single family.
9. Dwelling, Two-Family. A building or portion thereof used or designed as a residence for two families living independently of each other and doing their own cooking therein.
10. Dwelling, Multiple. A building or portion thereof used or designed as a residence for three or more families living independently of each other and doing their own cooking therein, including apartment houses.
11. Family. Any number of individuals living together as a single housekeeping unit.
12. Incidental Home Occupation. Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection with which there is no display upon the premises, and no person not a resident on premises is employed specifically in connection with the home occupation. No more than 25% of the floor area of the dwelling may be devoted to such incidental home occupation.
13. Industrial Use. Any use permitted by this Ordinance in an industrial district.
14. Institutional Use. Any use permitted by this Ordinance in an institutional district.
15. Junkyard. Any land or area used, in whole or in part for commercial storage and/or sale of wastepaper, rags, scrap metal or other junk, and including commercial storage of inoperative motor vehicles and boats, and dismantling of such vehicles or machinery.
16. Lot. A parcel of land in single ownership occupied or intended for occupancy by a principal building, together with its accessory buildings; including the open space required under this Ordinance. For the purpose of this Ordinance the word “lot” shall be taken to mean any number of contiguous lots of record for location of one principal building and its accessory buildings.
17. Lot, Corner. A lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty—five (45) degrees and less than one hundred and thirty-five (135) degrees with each other, The street line forming the least frontage shall be deemed the front of the lot except where the two (2) street lines are equal, in which case the owner shall be required to specify which is the front when requesting a building permit.
18. Lot of Record. A lot which is a part of a subdivision, a plat of which has been recorded in the office of the Register of Deeds of Craven County, or a lot described by metes and bounds, the description of which has been recorded.
19. Lot, Depth. The depth of a lot is the distance measured in the mean direction of the side lines of the lot from the midpoint of the front lot line to the midpoint of the rear lot line.
20. Lot, Width. The distance between side lot lines as measured at the building line.
21. Mobile Home (Includes Double-Wide and Triple-Wide Homes). A portable, manufactured housing unit built on a chassis, with body width exceeding 8 feet or body length exceeding 32 feet, designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities. A travel trailer is not to be considered as a mobile home.

22. Mobile Home Park. A mobile home park is any site or tract of land which accommodates, or is designed to accommodate mobile homes, and shall include any structure or enclosure intended for use as, part of the equipment of such site.
23. Nonconforming Use. The use of a building or land which does not conform to the use or dimensional regulations of this Ordinance for the district in which it is located, either at the effective date of this Ordinance, or as a result of subsequent amendments which may be incorporated into this Ordinance.
24. Parking Space. The storage space of not less than ten (10) feet by twenty (20) feet for one (1) automobile, plus the necessary access space.
25. Residential Use. Any use permitted by this Ordinance in a residential district.
26. Sign. Any words, lettering, figures, numerals, emblems, devices, trademarks, or trade names, or combination thereof, by which anything is made known such as the designation of an individual, firm, corporation, profession, business, commodity or product, and which is designed to attract attention, and/or convey a message.
27. Street. A roadway which affords the principal means of access to abutting property and has been dedicated to public use.
28. Tourist Home. A dwelling wherein rooms are rented to provide overnight accommodations for transient guests.
29. Yard. An open space on the same lot which a principal building, unoccupied and unobstructed from the ground upward except as otherwise provided herein.
30. Yard, Front. A yard across the full width of the lot, extending from the front building setback, line to the Street upon which the lot fronts.
31. Yard, Rear. A yard extending across the full width of the lot from the rear building setback line to the rear lot line.
32. Yard, Side. An open unoccupied space on the same lot with a principal building, situated between the side building setback line and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard. If no front yard is required, the front boundary of the side yard shall be the front line of the lot; and if no rear yard is required, the rear boundary of the side yard shall be the rear line of the lot.

Section 1.6 Nonconforming Uses

The lawful use of "land and/or buildings" existing at the time of adoption of this Ordinance, although such use does not conform to the provisions of this Ordinance, shall not be affected by this Ordinance; provided, however that no such nonconforming use shall be enlarged or increased, nor shall any nonconforming use be extended to occupy a greater area of land than that occupied by such use at the time of the passage of this Ordinance. If such nonconforming use is discontinued for a continuous period of more than one hundred and eighty (180) days, any future use of said land and/or building shall be in conformity with the provisions of this Ordinance.

A nonconforming use shall not be changed to any but a use listed as permitted in the schedule of district regulations for the district in which such nonconforming use is located.

No provision in this Ordinance shall prevent the restoration of a nonconforming building destroyed to the extent of not more than seventy per cent (70%) of its physical structure by fire,

explosion, other casualty or act of God or the public enemy, if the restoration of such building is commenced within one hundred eighty (180) days of the date of such damage and completed within the period of validity of the building permit issued therefore; provided, however, no provision in this Ordinance shall prevent the reconstruction by the owner of a nonconforming residence occupied by its owner at the time of its destruction as herein set forth, regardless of the degree of destruction.

Section 1.7 Relationship of Buildings to Lot

Every building hereafter erected shall be located on a lot of record as defined in Section 1.5. There shall be no more than one principal residential building and its accessory buildings on one lot except as permitted herein.

Section 1.8 Street Access

No building shall be erected on a lot which does not abut a street as defined in Section 1.5 of this Ordinance; except in a designed shopping center or highway business area in a commercial district or neighborhood shopping district, a building may be erected on a lot which adjoins a parking area, private access road or other open space used in common with other lots.

Section 1.9 Reduction of Lot Size Prohibited

No lot, as defined in Section 1.5, shall be reduced so that yards, width or area below the minimum required under this Ordinance shall result

Section 1.10 Vacant Lot Below Minimum Size

Vacant adjoining lots that are too small to meet the yard, width and area requirement of the district in which they are located and are in single ownership shall be considered as a single lot or several lots subject to the requirements of this Ordinance.

Section 1.11 Required Parking Areas

Parking areas required by commercial and institutional uses are permitted only in districts which allow commercial and institutional activities.

ARTICLE 5 PERMITTED USES

Section 1.12 Tabulation of Permitted Uses

Uses permitted in the various districts are indicated by an "X" mark in the appropriate column(s) of the permitted use table. Any use not specifically designated as permitted shall be deemed to be prohibited. (See table at the end of this Ordinance).

ARTICLE 6 DIMENSIONAL REQUIREMENTS

Section 1.13 Residential 10S and Residential 10 Dimensional Requirements

Within the Residential 10S and Residential 10 districts, as shown on the Official Zoning Map, the following dimensional requirements shall be complied with:

- (a) Minimum lot area 10,000 - square feet.
- (b) Minimum lot area for multi-family residential use:
 - First dwelling unit - 10,000 square feet
 - Each additional unit - 3,000 square feet
- (c) Minimum required lot width at setback line - 90 feet.
- (d) Minimum required setback - Every building shall be set back at least 30 feet from the right-of-way line upon which the lot fronts and 20 feet from the right-of-way line of any adjoining side street.
- (e) Minimum side yard - 10 feet.
- (f) Minimum rear yard - 10 feet.
- (g) Accessory building location - No accessory building shall be erected in any setback or required side yard or within three (3) feet of any rear lot line.
- (h) Minimum distance between multi-family residential buildings - 20 feet.
- (i) Corner visibility (sight line) - On any corner lot designated by the Town Board of Commissioners as having visibility hazard, there shall be no obstruction to vision between a height of 3 feet and 10 feet within the area formed in the center lines of the intersecting streets and a line adjoining points on the street center lines located at a distance of 80 feet from the street's center line intersection.
- (j) Minimum required off street parking spaces - Two spaces per residential unit.

Section 1.14 Residential 8 Dimensional Requirements

Within the Residential 8 district, as shown on the Official Zoning Map, the following dimensional requirements shall be complied with:

- (a) Minimum lot area - 8,000 square feet.
- (b) Minimum required lot width at setback line - 80 feet.
- (c) Minimum required setback - Every building shall be set back at least 25 feet from the right-of-way line upon which the lot fronts and 20 feet from the right-of-way line of any adjoining side street.
- (d) Minimum side yard - 10 feet.
- (e) Minimum rear yard - 10 feet.
- (f) Accessory building location - No accessory building shall be erected in any setback or required side yard or within three (3) feet of any rear lot line.
- (g) Corner visibility (sight line) - On any corner lot there shall be no obstruction to vision between a height of 3 feet and 10 feet within the area formed in the center lines of the intersecting streets and a line adjoining points on the street center lines located at a distance of 80 feet from the street's center line intersection.

- (h) Minimum required off street parking spaces - Two spaces per residential unit.

Section 1.15 Mobile Home Overlay Dimensional and other Requirements

Within the mobile home district, as shown on the Official Zoning Map, the following dimensional requirements shall be complied with:

- (a) Minimum lot area - 8,000 square feet.
- (b) Minimum required setback - Every building shall be set back at least 20 feet from the right-of-way line upon which the lot fronts and 20 feet from the right-of-way line of any adjoining side street.
- (c) Minimum side yard. - 10 feet.
- (d) Minimum rear yard - 10 feet.
- (e) Accessory building location - No accessory building shall be erected in any setback or required side yard or within 3 feet of any rear lot line.
- (f) Corner visibility (sight line). On any corner lot, there shall be no obstruction to vision between a height of 3 feet and 10 feet within the area formed by the center lines of the intersecting streets and a line adjoining points on the street center lines located at a distance of 80 feet from the street's center line intersection.
- (g) Minimum required off street parking spaces - Two spaces per mobile home unit.

In addition to the above dimensional requirements, mobile homes must conform to the following regulations:

- (a) is placed upon mortared masonry piers meeting state building code requirements, and a mortared brick masonry wall is constructed under the edge of all four (4) sides of said mobile home in accordance with the standards set forth by the North Carolina Department of Insurance and the Town of Vanceboro;
- (b) has stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the manufactured home installed or constructed in compliance with the standards of the North Carolina State Building Code, attached firmly to the primary structure and be anchored securely to the ground. Wood stairs shall only be used in conjunction with a porch or entrance platform with a minimum of 24 square feet. It is the intent of this subsection to prohibit the use of wood stairs only at any entrance to a manufactured home.
- (c) has the towbar and transporting lights removed or concealed from public view by skirting or landscaping;
- (d) is constructed with a gable or hip roof design in accordance with standard residential construction in the town; and,
- (e) is not used primarily for storage;
- (f) is not older than ten (10) years old;
- (g) shall have the pitch of the roof to be a minimum vertical rise of three and one-half (3 1/2) feet for each twelve (12) feet of horizontal run;
- (h) shall have all roof structures to provide an eaves projection of no less than six (6) inches
- (i) shall permanently connect the manufactured home to local utilities;

(j) is the only one mobile home allowed per lot.

Section 1.16 Institutional Dimensional Requirements

Within the Institutional districts as shown on the Official Zoning Map, the following dimensional requirements shall be complied with:

- (a) Minimum required setback - Every building shall be set back 20 feet from the right-of-way line upon which the lot fronts and 15 feet from the right-of-way line of any adjoining side street.
- (b) Minimum side yard - 10 feet.
- (c) Minimum rear yard - 10 feet.
- (d) Minimum required off street parking:
 - 1. Civic Clubs - For each 200 square feet of floor area in each building not used for storage, there shall be three parking spaces.
 - 2. Offices For each 200 square feet of office floor area there shall be two parking spaces.

Section 1.17 Industrial Dimensional Requirements

Within an industrial district as shown on the Official Zoning Map, the following dimensional requirements shall be complied with:

- (a) Minimum required lot area - 20,000 square feet.
- (b) Minimum required setback - Every building shall be set back 40 feet from the right-of-way line upon which the lot fronts and 30 feet from the right-of-way line of any adjoining side street.
- (c) Minimum side yard - 10 feet.
- (d) Minimum rear yard - 10 feet.
- (e) Minimum required off street parking - One space for every two employees on the longest shift.

Section 1.18 Commercial Dimensional Requirements

Within a commercial district, as shown on the Official Zoning Map, the following dimensional requirements shall be complied with:

- (a) Minimum required setback - Every building shall be set back 20 feet from the right - of - way line upon which the lot fronts and 15 feet from the right-of-way of any adjoining side street.
- (b) Minimum side yard - When a side lot line abuts a residentially or institutionally zoned lot, there shall be a minimum side yard of 10 feet.
- (c) Minimum rear yard - When a rear lot line abuts a residentially or institutionally zoned lot, there shall be a minimum rear yard of 10 feet.
- (d) Minimum required off street parking - For each 200 square feet of commercial floor area there shall be two parking spaces.

ARTICLE 7 ADMINISTRATION AND ENFORCEMENT

Section 1.19 Administrative Official

The Town Board of Commissioners shall designate an Enforcement Officer to administer and enforce this Ordinance. He may be provided with the assistance of such other persons as the Town Board may direct.

If the Enforcement Officer shall find that any of the provisions of this Ordinance are being violated, upon the direction of the Town Board of Commissioners, he shall notify in writing the person responsible for such violations indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.

Section 1.20 Zoning Permit

It shall be unlawful to use or permit the use of any building or premises or part thereof until a Zoning Permit has been issued by the Town Clerk; provided, however, no Zoning Permit shall be required for the continuance of a use in effect at the time of adoption of this Ordinance.

Section 1.21 Building Permits

Before the erection, construction, or alteration of any building or structure, or part of same, a Building Permit shall be obtained from the Craven County Inspector. A Zoning Permit must be presented to the Craven County Inspector before a Building Permit can be issued.

Section 1.22 Remedies

This Ordinance may be enforced by any and every remedy provided by the General Statute of North Carolina.

Section 1.23 Decisions of the Town Board of Adjustments

The Town Board of Adjustments shall hear and decide appeals where it is alleged by the appellant that there is error in any decision made by the Enforcement Officer or other administrative officials in the carrying out or enforcing of any provision of this Ordinance. To this end, the Board may reverse or affirm the decision made and instruct its administrative officer accordingly. The Board shall hear and decide applications for modifications from the dimensional requirements of this Ordinance, but where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of adoption of this chapter, was a lot of record; or where, by reason of exceptional topographic conditions or other extraordinary or exceptional condition of a piece of property, the strict application of the said

dimensional requirements of this Ordinance would result in practical difficulties to, or undue hardship upon, the owner of such property, provided that such relief may be granted without substantially impairing the intent and purpose of this Ordinance. In granting a variance, the Board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure, or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.

ARTICLE 8 AMENDMENTS

Section 1.24 Procedures for Amendments

The Town Board of Commissioners may, on its own motion or upon petition by any person within the zoning jurisdiction of the Town of Vanceboro, after public notice and hearing, and upon a recommendation by the Planning Board, amend, supplement, change, modify or repeal the regulations herein established or the maps which are a part of this Ordinance. No regulation or map shall be amended, supplemented, changed, modified, or repealed until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. A notice of such public hearing shall be given once a week for two (2) successive calendar weeks in a newspaper of general circulation in the Town of Vanceboro; said notice to be published the first time not less than fifteen (15) days prior to the date fixed for such public hearing. A notice of a request for a zoning change shall be posted on the property at least seven (7) days prior to the public hearing stating the nature of the requested change and the time and place of the public hearing.

Persons requesting a zoning change shall file an application with the Town Clerk. Such petitions shall be accompanied by a fee of \$25.00 to partially defray the public expense in advertising the requested change and keep records thereof. No application for any change in the zone of property for the same property or any part thereof shall be filed until the expiration of one year from the date of last determination by the Town Board of Commissioners, provided that, the one year waiting period for filing a petition shall not be applicable for rezoning all or any part of property previously considered by the Town Board of Commissioners where the new petition requests rezoning to a different zone district than previously requested.

ARTICLE 9

Section 1.25 Legal Provisions - Conflict with other Ordinances

This Ordinance shall not repeal, annul, or impair any existing provisions of law, ordinance or rules or regulations previously adopted or issued or which shall be adopted or issued pursuant to law relating to the use of building or premises provided, however, wherever the terms of this chapter require a greater width or size of yards, courts or other open spaces, or impose other higher standards than are required in any other statute or local ordinance or regulations, the provisions of this chapter shall govern. Wherever the provisions of any other statute, local ordinance or regulation require a greater width or size of yards, courts or other open space, or require a greater percentage of plot to be left unoccupied, or impose other higher standards than

are required in this chapter, the provisions of such statute, local ordinance, or regulation shall govern. All modifications heretofore granted by the Town Board of Commissioners shall remain in effect and be binding. This chapter shall remain in effect insofar as required for the initiation of any proceedings against such violations and for the prosecution of any violations heretofore commenced.

Section .1.26 Effect of Invalidity of One Section

Should any section or provision of this Ordinance decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

Section 1.27 Penalty

Any person, firm, or corporation who violates the provisions of this Ordinance shall upon conviction, be guilty of a misdemeanor and shall be fined not exceeding fifty dollars (\$50.00) or imprisoned not exceeding thirty (30) days. Each day a violation shall continue to exist shall be considered a separate offense.

Section 1.28 Effective Date

This Ordinance shall be in full force and effect from and after the 13th day of September 1977 at twelve zero one (12:01) o'clock. A copy shall be posted on the town hall bulletin board upon its adoption.

Adopted, this 12 day of September 1977

ATTEST:

TOWN OF VANCEBORO

Town Clerk

Mayor

Certification

This is to certify that the foregoing is a true copy of the ordinance adopted by the commissioners of the Town of Vanceboro at their meeting on the 12 day of September, 1977, and reflected upon the official books and records of the Town of Vanceboro.

This 12 day of September, 1977

Town Clerk

Permitted Uses

Permitted uses within zoning districts:

	R10S	R10	INT	COM	MH	IND	R8
Accessory Buildings				X	X	X	
Accessory uses and structures incidental to any permitted residential use, such as servants quarters, garages, greenhouses or workshops, provided that none shall be rented or occupied for gain, that no accessory building shall be inhabited by other than employees of the owner.	X	X	X				X
Agencies and offices rendering specialized services in the professions, finance, real estate and brokerage, including service agencies not involving on premises retail trade or on premises services with and to the general public, nor wholesale trade on premises, nor maintenance of a stock of goods for sale to the general public		X					
Agricultural uses	X	X	X	X	X	X	X
Alcohol beverage packaged retail sales			X				
Amusement enterprises similar to billiards, pool, bowling, roller rink, dance hall			X				
Antiques and gift retail sales			X				
Art supply retail sales			X				
Assembly halls, coliseums, gymnasiums, and similar structures		X	X				X
Automobile (new and used) and accessory sales			X				X
Automobile parking operated in conjunction with permitted uses	X	X	X	X	X	X	
Automobile repair garages				X			
Automobile service stations				X			
Bakery shops and confectioneries operating both wholesale and retail business				X			
Banks			X	X			
Barber, beauty and other similar personal services				X			
Bicycle sale and repair				X			
Book and stationery stores				X			
Bus passenger stations				X			
Churches	X	X	X	X	X	X	X
Condominium		X	X				
Convalescent and nursing homes			X	X			
Country clubs, golf clubs, for the exclusive use of the property owners of the platted subdivision and their invited guests	X	X	X	X	X	X	X
Curb markets				X			

	R10S	R10	INT	COM	MH	IND	R8
Day nurseries and kindergartens			X	X			
Drugstores				X			
Dry cleaning				X			
Dwelling, multi-family		X					
Dwellings, single family	X	X				X	X
Dwellings, two-family		X			X		
Feed and seed retail sale				X		X	
Fertilizer retail sales				X		X	
Finance and loan companies			X	X			
Florist: greenhouses, cultivations facilities and warehousing for whole sale and retail trade				X			
Food stores; grocery				X			
Fuel storage in bulk for sale				X			
Furniture retail sales				X			
Gardens	X	X	X	X	X	X	X
Grounds and facilities for open air games and sports			X				
Group housing projects		X					
Hardware, appliances, and electrical items retail sale				X			
Heating fuel for on-site heating purposes	X	X	X	X	X	X	X
Hospitals			X	X			
Hotels and inns				X			
Ice manufacture, storage and sales				X		X	
Incidental home occupations as defined in Article 4	X	X	X		X		X
Kennels				X		X	
Laundries				X			
Launderette service				X			
Libraries, museums and art galleries			X	X			
Lock and gunsmiths				X			
Manufacturing and/or assembly						X	
Mobile homes					X		
Motels and motor courts				X			
Music stores				X			
Musical, dramatic and other artistic programs or events			X	X			
Newsstands				X			
Non-conforming uses and buildings	X	X	X	X		X	X
Office buildings			X	X			
Office equipment and supplies sales and service				X			
Parking lots, commercial				X			
Parks, public; non-profit	X	X	X	X	X	X	X
Pet shops, bird stores, taxidermists				X			

	R10S	R10	INT	COM	MH	IND	R8
Photographic studios and camera supply stores				X			
Plumbing shop and yard				X		X	
Police and fire stations	X	X	X	X	X	X	X
Printing, publishing and reproduction establishments				X			
Public utility distribution lines, transformer stations, transmission lines and towers and telephone exchanges but not service or storage yards	X	X	X	X	X	X	X
Public utility storage yards				X		X	
Radio, television, retail sales and service				X			
Recreational vehicle park					X		
Restaurants				X			
Restaurants, when used as an accessory to a motel or hotel				X			
Sawmills						X	
Swimming pools	X	X	X	X	X	X	X
Theaters -- indoor				X			
Town Use	X	X	X	X	X	X	X
Woodworking shop				X		X	