

ARTICLE 5: USES

SECTION 5.1: ESTABLISHMENT OF USE REGULATIONS

Except as otherwise provided herein, regulations governing the use of land and structures are hereby established as shown in the Table of Permitted Uses.

5.1.1 Prohibited Uses

Uses of land or structures which are expressly listed in the Table of Permitted Uses (Section 5.2), but not denoted as Permitted Principal Uses, Permitted Accessory Uses or Special Uses in a district, are prohibited and shall not be established within that district.

5.1.2 Uses Permitted As a Matter of Right

Within all districts the following uses are permitted as a matter of right:

- (A) Above ground and buried utility lines for local distribution of electricity, telephone, and cable television service, accessory and appurtenant apparatus such as poles, guy wires, transformers and switching boxes.
- (B) Cabinetized telephone and/or fiber optic equipment associated with the local distribution of services. Setbacks from the right-of-way for such equipment may be reduced to 20 feet in the Agricultural Residential, Rural Residential and Rural Buffer zoning districts provided that the equipment is screened from view by landscape materials.
- (C) Bona fide farms.
- (D) Buildings and other temporary structures used in connection with the construction of a permanent building. (See Section 5.4.4).
- (E) Neighborhood utility facilities located within a public right of way with the permission of the owner of the right of way (State, City or Town).
- (F) Off street parking as a required accessory use to a permitted use.
- (G) Public and private streets and roads. Railroad rights of way.
- (H) Water and sanitary sewer lines, gas and liquid fuel distribution lines.
- (I) Telephone exchanges (without business offices), subscriber loop huts, pressure regulator stations, water and sanitary sewer pumping stations. (See Section 5.9.1).
- (J) Electrical substations, switching and metering stations and associated transmission lines, where incoming voltage does not exceed 100 kilovolts (kv). (See Section 5.9.2).
- (K) Solid waste collection facilities owned and operated by a public agency for the purpose of disposal of household waste by Orange County residents. (See Section 5.11.1).
- (L) Borrow pits (including reclamation by landfilling) associated with a State or Federal highway project. (See Section 5.12.1).

5.1.3 Special Uses

- (A) It is the intention of the Board of County Commissioners to create, and from time to time amend, a list of Special Uses within the Table of Permitted Uses which, because of their inherent nature, extent and external effects, require special care in the control of their location and methods of operation.
- (B) The Board of County Commissioners is aware of its responsibility to protect the public health, safety and general welfare and believe that certain uses which now or in the future may be included on this list are appropriately handled as Special Uses, subject to review in relation to general and specific requirements, rather than as uses permitted by right.

- (C) In addition to the listing of such uses, the Board of County Commissioners intends that the general standards and the more specific requirements established herein, shall be used by the Board of Adjustment to direct deliberations upon application or the approval of Special Uses.
- (D) It is the express intent of the Board of County Commissioners to delineate the areas of concern connected with each Special Use and to provide standards by which applications for such Special Use shall be evaluated.

5.1.4 Key to Permitted Use Table

- (A) The Table of Permitted Uses applies the following symbology:
 - (1) An asterisk (*) indicates the use is permitted by right within the district,
 - (2) A delta (Δ) indicates the use is permitted subject to compliance with additional use standards,
 - (3) An 'S' indicates the use is permitted subject to the issuance of a Special Use Permit, and
 - (4) A box with no symbols indicates the use is prohibited for development within the identified zoning district.

SECTION 5.2: TABLE OF PERMITTED USES

TABLE OF PERMITTED USES																																																												
* = PERMITTED USE Δ = SUBJECT TO USE STANDARDS S = SPECIAL USE																																																												
USE TYPE	CONVENTIONAL ZONING DISTRICTS															ECONOMIC DEVELOPMENT DISTRICTS										CONDITIONAL DISTRICTS																																		
	RB	AR	R1	R2	R3	R4	R5	R8	R13	LC1	NC2	CC3	GC4	EC5	O/RM	AS	EI	I1	I2	I3	PID	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5	ASE-CD	MPD-CD	HP-CD	REDA-CD-1	R-CD	NR-CD																								
AGRICULTURAL USES																																																												
1.	Agricultural Processing Facility															Δ		Δ	Δ	Δ																Δ	Δ					Δ																		
2.	Agricultural Processing Facility, Community	Δ	Δ							Δ	Δ					Δ		Δ																						Δ				Δ																
3.	Agricultural Services Uses																																									*	*			*														
4.	Cold Storage Facility																	Δ	Δ	Δ																							Δ	Δ			Δ													
5.	Community Farmers' Market	Δ	Δ							Δ	Δ	Δ	Δ			Δ																													Δ	Δ			Δ											
6.	Composting Operation																																														Δ				Δ									
7.	Cooperative Farm Stand	Δ	Δ							Δ	Δ					Δ																																Δ	Δ			Δ								
8.	Equestrian Center																																																Δ				Δ							
9.	Farm Equipment Rental, Sales and Service												Δ	Δ		Δ			Δ	Δ																															Δ				Δ					
10.	Farm Supply Store									Δ	Δ	Δ	Δ			Δ																																				Δ	Δ			Δ				
11.	Feed Mill															Δ			Δ	Δ																																	Δ	Δ			Δ			
12.	Greenhouses with On Premises Sales		Δ								Δ	Δ	Δ	Δ		Δ																																					Δ	Δ			Δ			
13.	Meat Processing Facility, Community	Δ	Δ							Δ	Δ					Δ		Δ																																				Δ				Δ		
14.	Meat Processing Facility, Regional																																																						Δ				Δ	
15.	Non-Farm Use of Farm Equipment	Δ	Δ													Δ																																							Δ				Δ	
16.	Stables, Commercial	S	S	S								S	S			S																																						Δ	Δ			Δ		
17.	Stockyards / Livestock Markets															Δ																																								Δ				Δ

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CARE & EDUCATIONAL FACILITY USES																																					
18.	Center in a Residence	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ																					Δ	Δ
19.	Care Facility	S	S	S	S	S	S	S	S	S	Δ	Δ	Δ	Δ	Δ							*	*	*	*								*			Δ	Δ
20.	Library									*	*	*	*		*																	*		*		*	
21.	Schools: Performing Arts, Sports, and Recreation									*	*	*	*	*	*							*	*	*	*		*	*			*		*		*		
22.	Schools: Preparatory																														Δ				Δ	Δ	
23.	Schools: Technical, Trade, and Skill Training									Δ	Δ	Δ	Δ	Δ	Δ				Δ	Δ			Δ						Δ	Δ		Δ					Δ
24.	Schools: Universities, Colleges											Δ	Δ		Δ								Δ						Δ	Δ	Δ	Δ				Δ	Δ
EXTRACTIVE USES																																					
25.	Extraction of Earth Products																																			Δ	Δ
Government Uses																																					
26.	Government Facilities and Office Buildings Except as Identified Herein	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
26 (A).	Detention Centers																		*																	*	
26 (B).	Military Installations																																				*
Manufacturing, Assembly, Processing, and Distribution Uses – Food																																					
27.	Manufacturing, Assembly, Processing of Food Products Except as Identified Herein									Δ	*	*	*	*	*	*	*	*	*		Δ	*	Δ	*				*	*		*		*		*		
27 (A).	Animal Feed Preparation, Manufacturing, Packaging, and Distribution																	*	*									*								*	
27 (B).	Microbrewery	S	S												Δ			Δ	Δ	Δ			Δ				Δ	Δ	Δ	Δ	Δ	Δ				Δ	

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USE TYPE		CONVENTIONAL ZONING DISTRICTS															ECONOMIC DEVELOPMENT DISTRICTS										CONDITIONAL DISTRICTS											
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27 (C).	Seafood Preparation, Packaging, and Distribution																			*																		*
27 (D).	Starch, Vegetable Fats and Oils Manufacturing																																					
27 (E).	Tobacco Processing, Preparation, Packaging, and Distribution																																					
27 (F).	Winery	S	S												Δ			Δ	Δ	Δ			Δ		Δ			Δ	Δ	Δ	Δ	Δ					Δ	
Manufacturing, Assembly, Processing, and Distribution Uses – Other																																						
28.	Manufacturing, Assembly, and Processing of Other Non-Food Products Except as Identified Herein														*		Δ	Δ	*	*		Δ	*	Δ	*			*	*							*		
28 (A).	Chemical Manufacturing and Processing – Pharmaceutical and Medicine														*				*	*			*		*			*	*								*	
28 (B).	Chemical Manufacturing and Processing – Other than Pharmaceutical and Medicine																																					
28 (C).	Concrete Processing, Preparation, and Distribution																		*	*			*		*												*	
28 (D).	Converted Paper Product Manufacturing, Assembly, and Processing																		*	*			*		*		*	*									*	
28 (E).	Firearm Manufacturing and Assembly																																					
28 (F).	Foundries																			*																	*	

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28 (G).	Leather and Allied Product Manufacturing																		*	*		*																*
28 (H).	Leather and Hide Tanning and Finishing																																					
28 (I).	Metal Fabrication Shop																		*	*			*							Δ							*	
28 (J).	Ammunition Manufacturing, Packaging, and Distribution																																					
28 (K).	Paperboard containers and boxes Manufacturing, Assembly and Processing																		*	*			*						*									*
28 (L).	Petroleum and Coal Product Processing, Preparation and Distribution																																					
28 (M).	Printing and Lithography										*	*	*	*				*	*	*		*		*				*	*									*
28 (N).	Pulp, Paper, and Paperboard Mills																																					
28 (O).	Research Facility with Manufacturing														Δ			*	*	*				*		*		*	*		*						*	
28 (P).	Recycling of Materials																			*			*															*
28 (Q).	Sawmills															Δ														Δ							Δ	
MEDICAL USES																																						
29.	Medical Uses Except as Identified Herein										Δ	Δ	Δ	*	Δ							*	*	*	*	Δ	Δ	Δ	*	*		*				*		

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29 (A).	Hospital												*		*														*		*							*
29 (B).	Veterinary Clinic		S							*	*	*	*	*	*	*		*	*	*				*		*					Δ	Δ					Δ	
29 (C).	Veterinary Hospital											*	*	*	*	*		*	*					*		*				Δ							*	
OFFICE AND FINANCIAL SERVICES USES																																						
30.	Office and Financial Services Except as Identified Herein									Δ	Δ	*	*	Δ	*			*	*	*		Δ	*	Δ	*	Δ	Δ		*	*		*					*	
30 (A).	Building/Trade Contractors Office with Equipment Storage Yard												Δ						*	*								*	*								*	
30 (B).	Pawnshop or Payday Loan																																					
30 (C).	Research Facility – Without Manufacturing									Δ	*	*		Δ			*	*	*			*	*	*				*	*		*						*	
RECREATIONAL USES																																						
31.	Botanical Gardens & Arboretums	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*									*					*	*		
32.	Camp	S	S	S																									*									
33.	Golf Course																													Δ				Δ	Δ			
34.	Golf Driving and Practice Ranges		S								*	*					*												*					*	*			
35.	Guest Ranch																												Δ									
36.	Parks	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
37.	Race Track Facilities																																Δ					
38.	Recreational Facilities	S	S	S	S	S	S	S	S	S	S	Δ	Δ		S		Δ	Δ	Δ		S	Δ	S	Δ		Δ		Δ		Δ		Δ			Δ	Δ		
RESIDENTIAL USES																																						
39.	Campground																																	Δ				
40.	Dwelling; Manufactured Home	*	*	*	*	*	*	*	*	*	*			*															*		*		*		*	*		

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41.	Dwelling; Multiple Family				*	*	*	*	*	*	*	*																						*	*	
42.	Dwelling; Single-Family	*	*	*	*	*	*	*	*	*	*	*		*																	*	*		*	*	
43.	Dwelling; Two-Family	*	*	*	*	*	*	*	*	*	*	*																			*		*	*		
44.	Family Care Facility	*	*	*	*	*	*	*	*	*	*	*	*	*												*						*	*			
45.	Group Care Facility	S	S	S	S	S	S	S	S	S	S	S	S	S																			Δ	Δ		
46.	Group Home	S	S	S	S	S	S	S	S	S	S	S	S	S																			Δ	Δ		
47.	Health and Personal Care Facility																																	Δ	Δ	
48.	Recreational Vehicle																																*			
49.	Rooming House						*	*	*	*																							*	*		
50.	Temporary Use of Residential Mobile Unit	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ																									Δ	Δ
AUTOMOTIVE/TRANSPORTATION USES																																				
51.	Airports, General Aviation, Heliports, S.T.O.L																																		Δ	
52.	Bus and Rail Passenger Shelter	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
53.	Bus Terminals & Garage												*					*	*	*												*		*		
54.	Motor Freight Terminal																	*	*	*								*			*		*		*	
55.	Motor Vehicle: Maintenance											*	*	*																	*		*		*	
56.	Motor Vehicle: Repair											*	*																	*		*		*		
57.	Motor Vehicle: Sales / Rental										Δ		Δ	Δ			Δ	Δ	Δ	Δ		Δ	Δ				Δ	Δ		*		*		*		
58.	Motor Vehicle Service										Δ	Δ	*	*	Δ												*	*		*		*		*		
59.	Parking										*	*	*		*												*			*		*		*		
60.	Postal & Parcel Delivery Service										*	*			*											*	*		*		*		*		*	

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RETAIL USES																																						
61.	Retail Uses Except as Identified Herein										Δ	Δ	Δ	*	Δ								*	*	*	*					*	*		*			*	
	61 (A). Country Store										Δ	Δ				Δ														Δ								
SERVICE USES																																						
62.	Service Uses Except as Identified Herein										Δ	Δ	*	*	Δ	Δ							*	*	*	*			*	*	*		*				*	
	62 (A). Body Art (Tattoo, Body Piercing, etc.)												*																								*	
	62 (B). Car Wash										Δ		*										*		*												*	
	62(C). Cemetery	S	S	S	S	S	S	S	S	S																												Δ
	62 (D). Crematoria																	*	*	*												*					*	
	62 (E). Eating and Drinking Establishments									Δ	Δ	Δ	Δ	Δ	Δ	Δ						Δ	Δ	Δ	Δ		Δ		Δ			Δ			Δ	Δ	Δ	
	62 (F). Funeral Home											Δ	Δ					Δ	Δ				*		Δ							*			*	*		
	62 (G). Garden Center									Δ	Δ	Δ	Δ			Δ														*	*						*	
	62 (H). Massage Business											Δ	Δ																								Δ	
	62 (I). Short Term Rental Small – Host Occupied	Δ	Δ	Δ																																Δ	Δ	
	62 (J). Short Term Rental Large – Host Occupied		S	S																																Δ	Δ	
	62 (K). Short Term Rental – Non Host Occupied																														*						*	
	62 (L). Junkyard/Salvage Yard																																				Δ	
	62 (M). Kennel Class II	S	S	S								S	S			S							S		S										Δ	Δ		

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62 (N).	Petroleum Product Storage And Distribution																*	*	*	*														*					
62 (O).	Sexually Oriented Businesses																			Δ	Δ																		
62 (P).	Storage of Goods										Δ		Δ	Δ	Δ				Δ	Δ	Δ		Δ		Δ								*		*		*		
62 (Q).	Taxidermy		S								Δ	Δ	Δ	Δ					Δ											Δ								*	
TELECOMMUNICATION USES																																							
63.	Telecommunication Tower (75 feet or shorter)	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ												Δ	Δ			Δ	Δ	
64.	Telecommunication Tower (Over 75 feet to less than 200 feet in height)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S						S	S	Δ	Δ				Δ	Δ	
65.	Telecommunication Tower (200 feet and higher)																																				Δ	Δ	
66.	Ham Radio Towers	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ																											Δ	Δ	
UTILITIES																																							
67.	Elevated Water Storage Tanks	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S		S	S		S				S	S	Δ	Δ			Δ	Δ			
68.	Public Utility Stations & Sub-Stations, Switching Stations, Telephone Exchanges, Water & Sewage Treatment Plants																																Δ	Δ			Δ	Δ	
69.	Electric, Gas, and Liquid Fuel Transmission Lines	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S		S	S	S	S							Δ	Δ			Δ	Δ		
70.	Water & Sanitary Sewer Pumping Stations	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ		Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ		Δ	Δ	Δ	Δ				Δ	Δ			
71.	Solar Array – Large Facility	S	S	S	S	S	S	S	S	S	S	S	S		S	S		S	S	S	S	S	S	S	S							Δ	Δ			Δ	Δ		
72.	Solar Array – Public Utility																																Δ	Δ			Δ	Δ	
WASTE MANAGEMENT USES																																							
73.	Landfills																																				Δ		

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74.	Waste Management Facility																																					Δ
Wholesale Trade Uses																																						
75.	Wholesale Trade										*	*		*			*	*	*		*		*					*	*		*						*	
Assembly Uses																																						
76.	Club or Lodge	Δ	Δ	Δ						Δ	Δ	Δ	Δ		Δ							Δ									Δ	Δ			Δ	Δ		
77.	Community Center	S	S	S	S	S	S	S	S	Δ	Δ	Δ			Δ							Δ									Δ	Δ			Δ	Δ		
78.	Museum	S	S							S	S					S															Δ					Δ	Δ	
79.	Place of Worship	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ	Δ		Δ	Δ	Δ		Δ	Δ	Δ						Δ	Δ			Δ	Δ	Δ		
80.	Retreat Center	S	S	S							Δ	Δ	Δ									Δ							Δ		Δ					Δ	Δ	
81.	Rural Special Events	Δ	Δ														Δ													Δ						Δ	Δ	
82.	Special Events – 150 attendees or less											Δ	Δ						Δ																	Δ	Δ	
83.	Special Events – 151 attendees or more																																			Δ	Δ	
84.	Theater									Δ	Δ	Δ	*										Δ			Δ	Δ	Δ	Δ	Δ		Δ			Δ	Δ	Δ	
Miscellaneous Uses																																						
85.	Research Lands & Installations, Non-profit																					*																