

Town of Garner Unified Development Ordinance (UDO)

5.1. Use tables.

- A. **Types of use.** All of the use categories listed in the use table are defined and described in Section 5.2 immediately following the use table.
  - 1. **Uses permitted by right.** A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.
  - 2. **Permitted uses subject to supplemental standards.** A "P\*" indicates a use that will be permitted, provided that the use meets an additional list of additional standards contained in Section 5.3, Specific use standards. Such uses are subject to all other applicable regulations of this UDO.
  - 3. **Special uses.** An "S" indicates that a use is allowed only if reviewed and approved as a special use permit in accordance with Section 3.14. Special uses are subject to all other applicable regulations of this UDO.
  - 4. **Conditional uses.** The term conditional uses applies only to those uses permitted as part of a conditional use zoning district adopted in accordance with Section 3.13 or for existing conditional zoning districts established prior to the adoption of the UDO.
- B. **Uses not allowed.** A blank cell in the use table indicates that a use or use category is not allowed in the respective district.
- C. **Uses not listed.** The Planning Director shall determine whether or not an unlisted use is part of an existing use category defined in or is substantially similar to an already defined use, using the criteria in Section 5.2, Use categories.

USE		RESIDENTIAL DISTRICTS									NONRESIDENTIAL DISTRICTS							
P = Permitted by right		P* = Permitted subject to standards									S = Special use permit required							
Use Category	Specific Use	R-40	R-20	R-15	R-12	R-9	RMH	MF-1	MF-2	NO	NC	C B D	OI	CR	SB	I-1	I-2	Notes
<b>RESIDENTIAL</b>																		
Household Living (see 5.2D.1)	Single-Family Detached	P*	P*	P*	P*	P*	P*			P*								6.1 & 6.8
	Residential Cluster	P*	P*	P*	P*	P*		P*	P*									6.3
	Two-Family Dwelling							P*	P*									6.2
	Townhouse							P*	P*		P*	P*	P*	P*				6.5
	Condominium							P*	P*		P*	P*	P*	P*				6.5
	Multifamily (triplex and higher, including Apartment)							P*	P*									6.2
	Upper-Story Residential										P*	P*	P*		P			5.3A.5

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	Manufactured Home (Class A Unit Only)	P*																6.7.B
	Manufactured Home Park or Subdivision						P*											6.6
	Single-Family Residential Subdivision	P*	P*	P*	P*	P*												
	Modular Home	P*	P*	P*	P*	P*	P*			P*								6.8
	Security or Caretaker's Quarters														P	P	P	
Group Living (see 5.2D.2)	Family Care Home	P	P*	P*	P*	P*		P*	P*	P*								5.3A.1
	Group Care Home	P*	P*	P*	P*	P*		P*	P*	P*								5.3A.1
	Intermediate Care Home	P*	P*	P*	P*	P*		P*	P*	P*								5.3A.2
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>																		
Community Service (see 5.2E.1)	Community Center	S	S	S	S	S	S	S	S		S	S	S	S	S			
	Library, Museum, Art Gallery, Art Center										P	P	P	P	P			
	Other Community Service										S	S	S	S	S			
	Civil, Service Fraternal Clubs, Lodges and Similar Uses	S									S	S	S	S	S			
Day Care (see 5.2E.2)	Adult Day Care									P*	P*		P*	P*	P*			5.3B.3
	Child Day Care (up to 3 as home occupation)	P*	P*	P*	P*	P*	P*	P*	P*	P*								5.3B.3
	Family Child Day Care (up to 8 in-home)	P*	P*	P*	P*	P*	P*											5.3B.3
	Day Care Center									P*	P*		P*	P*	P*			5.3B.3
Educational Facilities (see 5.2E.3)	Business School, College or University Satellite in Single Building										P*	P*	P	P	P			5.3B.1
	College / University												P	P	P			

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	School, Public or Private	S	S	S	S	S		S	S				S					5.3B.6
	Trade/Vocational										S	S	S	S	S	S	S	5.3B.8
	Music / Dance / Art Instruction										P	P	P	P	P			
Funeral Home and Crematorium										P		P	P	P	P			5.3F
Government Facilities (see 5.2E.4)	Ambulance Service, Rescue Squad, Police or Fire Station	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	
	Government, Utility Facility with Outdoor Storage														S		S	
	Government Office										S	S	S	S	S			
	Prison, Jail, Detention Facility															S	S	
Health Care (see 5.2E.5)	Continuing Care, Retirement Facility							S	S				S					5.3B.9
	Hospice							P	P				P	P				
	Hospital											S	S	S				
	Medical Clinic											P	P	P	P			
	Mental Health Facility												P	P				
Institutions (see 5.2E.6)	Group Care Facility												P	P				
	Handicapped Institution												P	P				
	Intermediate Care Institution												P	P				
	Other																	
Parks and Open Space (see 5.2E.7)	Cemetery	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			5.3B.2
	Public Park, Swimming Pool, Tennis Court, Golf Course	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Passenger Terminal	Bus Passenger Terminal														S	S	S	

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(see 5.2E.8)	Taxicab or Limousine Operations or Facility														S	S	P	
Religious Institution (see 5.2E.9)		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			5.3B.5
Utilities (see 5.2E.10)	Broadcast Tower															S	S	
	Minor Utility, Elevated Water Storage Tank	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	5.3B.4
	Telecommunication Facility	S												S	S	P*	P*	5.3B.7
	Other Major Utility	S													S	S	S	
<b>COMMERCIAL, OFFICE, RETAIL</b>																		
Entertainment (see 5.2F.1)	Bar, Nightclub, Tavern													S	S	P*	P*	5.3C.2
	Golf Course or Country Club, Private	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
	Gym, Spa, Indoor Tennis Court or Pool, Private									P*	P*	P	P	P	P	P	P	5.3C.6
	Horse Stables and Related Facilities	S														P	P	
	Indoor Entertainment Facility													P*	P*	P*	P*	5.3C.6
	Outdoor Athletic or Entertainment Facility, Private														S	S		
	Sexually Oriented Business														S			5.3C.10
	Theater												S	P	P			
	Theater, Drive-In														S	S	S	
	Water Slide, Golf Driving Range, Miniature Golf, Batting Cage or Similar Use														S	S		
Medical Office, Individual										P	P	P	P	P	P	P	P	

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	Other Office									P	P	P	P	P	P	P	P	
Overnight Accommodation (see 5.2F.3)	Bed and Breakfast	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
	Extended Stay Facility														S	S	S	5.3C.5
	Hotel/Motel													S	S	S		
Parking, Commercial (see 5.2F.4)												S	S	S	S	S	S	
Restaurants (see 5.2F.5)	Restaurant, Drive-In or Outdoor Curb Service														P	P	P	
	Restaurant, Indoor with Seating Only										P*	P		P	P	P	P	5.3C.8
	Restaurant with Seating and Drive-Through Window													P	P	P	P	
	Restaurant, Take-Out Only (Drive-Through or Walk Up)										P*	P		P	P	P	P	5.3C.9
Retail Sales and Service (see 5.2F.6)	Convenience Store without Fuel Sales										P*	P*		P	P	P	P	5.3C.4
	Convenience Store with Fuel Sales													P	P	P	P	
	Open Air Market											S			P	P	P	
	Personal Service-Oriented Use (excludes commercial greenhouses or any use with outdoor operations)										P*	P*		P*	P*	P	P	
	Hair Salons Barbershops Beauty Shops									S	P	P	P	P	P	P	P	
	Banks or Financial Institution									P*	P*	P	P	P	P	P	P	5.3C.1
	Repair Oriented Use (no outdoor operations)										P*	P	P*	P	P	P	P	5.3C.7

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	Sales Oriented Use (no outdoor operations)										P	P		P	P	P		
	Sales Oriented Use with Outdoor Operations														P		P	
	Veterinarian / Kennel, Indoor									P*	P*	P*	P*	P	P	P	P	5.3C.15
	Veterinarian / Kennel with Outdoor Operations														P*		P*	5.3C.16
Self-Service Storage (see 5.2F.7)															S	P	P	
Vehicle Sales and Service (see 5.2F.8)	Car Wash														P*	P*	P*	5.3C.3
	Vehicle General Repair														P*		P	5.3C.11
	Vehicle Sales, Rental														P*		P	5.3C.12
	Vehicle Service, Limited													P*	P*	P*	P	5.3C.13
	Vehicle Towing, Storage														P*		P*	5.3C.14
<b>INDUSTRIAL AND MANUFACTURING</b>																		
Aviation Service (see 5.2G.1)																		S
Light Industrial Service (see 5.2G.2)	Flex Space														P*	P*	P*	5.3D.1
	Industrial Use, Indoor														P*	P*	P	5.3D.2
	Industrial Use with Outdoor Operation														P		P	
Manufacturing and Production (see 5.2G.3)	Indoor or Outdoor																P*	5.3D.3
	Indoor Only																P*	5.3D.3
Resource Extraction (see 5.2G.4)																		S
Warehouse and Freight Movement (see 5.2G.5)	Storage (including Outdoor)														P*		P*	5.3D.6
	Truck Terminal																P	

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Waste Related Service (see 5.2G.6)	Recycling Collection (Outside)																P*	5.3D.4
	Recyclable Materials Collection Center														P*		P*	5.3D.5
	Junk and or Salvage Yard																S	
	Sanitary Landfill																S	
	Other Waste Related Service																S	
Wholesale Sales (see 5.2G.7)															P*	P*	P	5.3D.7
<b>OTHER</b>																		
Agriculture (see 5.2H.1)	Agriculture or Silviculture	P*	P*															5.3.E.1
	Greenhouse, Nursery (Commercial)															P	P	

(Ord. No. 3396, §§ 4, 7, 4-3-06; Ord. No. 3417, § 2, 7-5-06; Ord. No. 3423, § 1, 8-22-06; Ord. No. 3523, § 4, 8-4-08)