

North Augusta Development Code Use Matrix—Amended 6-20-16

**TABLE 3-2 USE MATRIX**

(Rev. 12-1-08; Ord. 2008-18) (Rev. 8-17-09; Ord. 2009-07) Rev. 3-15-10; Ord. 2010-05) (Rev. 8-16-10; Ord. 2010-12) (Rev 11-2-15; Ord. 2015-17) (Rev. 6-20-16; Ord. 2016-13)

**Key: "P" means permitted as of right, as a primary or an accessory use, "S" means permitted only as a Special Exception, "C" means permitted as a Conditional Use, "A" means permitted only as an accessory use, "-" means prohibited. "A/C" means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.**

A	Land Use Coding			Zoning Districts										
	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Use	LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial

**1.0 Accessory Buildings and Uses (subject to §4.2)**

1.1	Accessory buildings and uses as permitted in Article 4 and this Table		1130		A	A	A	A	A	A	A	A	A	A
1.2	Bars, alcohol serving, accessory to restaurant	2540		722410	--	--	--	--	P	P	P	P	P	--
1.3	Bus shelters				A	A	A	A	A	A	A	A	A	A
1.4	Drive-in window or drive-through facilities (banks, laundries, fast foods, and similar uses) where Principle Use is permitted in the district		2110 2210		--	--	--	--	A/C	A/C	--	A	A	--
1.5	Outdoor sales and display areas (subject to §4.33)				--	--	--	--	A/C	A/C	A/C	A/C	A/C	--
1.6	Storage of construction materials and equipment, generally	3600 7100			--	--	--	--	--	--	--	--	A	P
1.7	Outdoor storage of supplies, material or specialized equipment.				--	--	--	--	--	--	--	--	--	P
1.8	Storage of construction equipment, outdoor, incidental to construction activities	3600 7100			--	A	A	A	A	A	A	A	A	A

**2.0 Use Patterns (subject to Article 2)**

2.1	Conservation Subdivision	NA	NA	NA	--	P	P	P	P	--	C	C	C	C	--
2.2	Neighborhood Center	NA	NA	NA	See §2.4.4 and Table 2-1, Neighborhood Center Intersection Locations										
2.3	Commercial Redevelopment	NA	NA	NA	--	--	--	--	--	--	P	P	P	P	--
2.4	Traditional Neighborhood Development	NA	NA	NA	--	P	P	P	P	--	P	P	P	P	--

**3.0 Residential Uses (subject to Article 4)**

3.1	Accessory Dwellings (Carriage Houses, Granny Flats, Echo Homes) (subject to §4.4)	1100	1130		A/C	A	A	A	A	A	A/C	A/C	A/C	A/C	A/C
-----	---	------	------	--	-----	---	---	---	---	---	-----	-----	-----	-----	-----



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**5.0 Commercial Uses (subject to Article 4)**

5.1	Animal Hospitals, Veterinary services	2418 2720		541940	--	--	--	--	--	P	--	S	P	P	P
5.2	Appliance Repair	2125		811412	--	--	--	--	--	--	--	--	P	P	
5.3	Appliance sales, or sales and service		2592	443111	--	--	--	--	P	--	--	P	P	P	
5.4	Automobile and truck rental	2331- 2332		53211	--	--	--	--	C	--	--	S	P	P	
5.5	Automobile Service and Repair (subject to §4.6)	2110	2280	811191	--	--	--	--	C	--	--	C	P	P	
5.6	Bakeries, retail, including manufacturing of goods for sale on the premises only	2151		311811	--	--	--	--	P	A	P	P	P	--	
5.7	Nondepository Personal Credit Institutions (See §4.12 for conditions) (Rev. 8-16-10; Ord. 2010-12)	2220	2100	522291 522390	--	--	--	--	C	C	C	C	C	--	
5.8	Bar or Tavern	2540		722410	--	--	--	--	P	A	C	P	P	--	
5.9	Beverage stores (Rev. 12-1-08; Ord. 2008-18)				--	--	--	--	P	A	C	P	P	--	
5.10	Bicycle Sales and/or Repair	2113			--	--	--	--	P	--	C	P	P	--	
5.11	Book stores	2135 2145		451211 453310	--	--	--	--	P	A	P	P	P	--	
5.12	Bus, truck, recreational vehicle, or other large vehicle sales or repair				--	--	--	--	--	--	--	--	P	P	
5.13	Business Service Centers, including blueprinting, printing, Photostatting and copying	2424		56143	--	--	--	--	P	A	C	P	P	P	
5.14	Cafeteria or limited service restaurant	2520		722212	--	--	--	--	P	A	C	P	P	--	
5.15	Camera supply store	2132		443130	--	--	--	--	P	A	P	P	P	--	
5.16	Candy or confectionary making, on-premises and retail only	3100		3113	--	--	--	--	P	P	P	P	P	--	
5.17	Car Wash, Automobile Laundries, or Car Care Centers	2110	2593	811192	--	--	--	--	C	A	--	C	P	P	
5.18	Car, truck, boat or marine craft sales and/or service	2111 2114		4411	--	--	--	--	C	--	--	S	P	P	
5.19	Carpet, rug and upholstery cleaning	2454		56174	--	--	--	--	--	--	--	--	P	P	

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5.20	Child Care			624410	--	C	C	C	C	P	A	P	P	P	P
5.21	Clothing Stores, New Clothing	2133		4481	--	--	--	--	--	P	A	P	P	P	--
5.22	Clothing Stores, Used Clothing	2133		453310	--	--	--	--	--	C	--	--	P	P	--
5.23	Convenience stores (no gasoline sales)	2152	2591	445120	--	--	--	--	--	P	A	P	P	P	A
5.24	Convenience stores selling gasoline (Rev. 12-1-08; Ord. 2008-18)	2116	2270	447110	--	--	--	--	--	C	--	--	P	P	A
5.25	Delicatessen	2520		722211	--	--	--	--	--	P	A	P	P	P	A
5.26	Department stores (over 15,000 square feet)	2145	2240		--	--	--	--	--	C	--	--	P	P	--
5.27	Department stores (under 15,000 square feet)	2145	2240		--	--	--	--	--	P	--	C	P	P	--
5.28	Equipment and Supplies Wholesale, Retail Sales, Rental or Leasing	2334		421410 - 421490	--	--	--	--	--	--	--	--	--	P	P
5.29	Farm landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries and other incidental sales of products or related items)	2123			--	--	--	--	--	C	--	C	C	C	--
5.30	Film development	2600		812921 812922	--	--	--	--	--	P	A	A	P	P	--
5.31	Professional and financial offices including architects, engineers, accountants, financial advisors, stock brokers, insurance, consultants (Rev. 12-1-08; Ord. 2008-18) (Rev. 8-16-10; Ord. 2010-12)	2230 2240 2250 2400 2410 2412 2413 2414 2415	2100	5239 5411 5412 5413 5414 5415 5416	--	--	--	--	--	P	P	C	P	P	--
5.32	Fireworks (Class C, seasonal and year around) (Rev. 3-15-10; Ord. 2010-05)	453998			--	--	--	--	--	--	--	--	S	S	P
5.33	Flea markets (indoors)	2145	2580	453310 454390	--	--	--	--	--	C	--	--	C	C	P



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		B	C	D	E	F	G	H	I	J	K	L	M	N	O
Use		LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial
5.54	Legal offices	2411		541110	--	--	--	--	--	P	P	P	P	P	--
5.55	Live-work units (subject to §4.24)		2300		--	--	--	--	--	P	P	P	P	P	--
5.56	Lumber yard and building material sales, wholesale or retail	2126 3510		444190 421320	--	--	--	--	--	--	--	--	--	C	P
5.57	Manufactured home, modular home, mobile home, or storage building sales	2112		45390	--	--	--	--	--	--	--	--	--	C	P
5.58	Mixed use buildings (subject to §4.24)		2300		--	--	--	--	--	P	P	P	P	P	--
5.59	Motorcycles, retail sales and/or repair			441221 891490	--	--	--	--	--	C	--	--	P	P	P
5.60	Newsstands	2135		451212	--	--	--	--	--	P	A	P	P	P	P
5.61	Nurseries and greenhouses, commercial	9140	8400	1114	--	--	--	--	--	--	--	--	C	P	P
5.62	Bank, credit union or savings institution office building, with or without ATM and with drive-through facility (Rev. 8-16-10; Ord. 2010-12)	2210	2110	5221	--	--	--	--	--	C	C	--	C	P	P
5.63	Bank, credit union or savings institution office building, with or without ATM and no drive-through facility (Rev. 8-16-10; Ord. 2010-12)	2210	2100	5221	--	--	--	--	--	P	P	P	P	P	P
5.64	Outdoor Cafe (subject to §4.32)	2500	2220		--	--	--	--	--	P	A	P	P	P	--
5.65	Pawnshops and secondhand goods, retail sales	2140			--	--	--	--	--	C	--	--	C	P	P
5.66	Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments)	2600		812	--	--	--	--	--	P	A	P	P	P	A
5.67	Pet store or pet supply store	2710		453910	--	--	--	--	--	P	--	C	P	P	--
5.68	Pharmacy or Drugstore with other retail sales, at least 15,000 square feet	2621		446110	--	--	--	--	--	P	--	--	P	P	--
5.69	Pharmacy or Drugstore with other retail sales, under 15,000 square feet but more than 3,000 square feet	2621		446110	--	--	--	--	--	P	A	C	P	P	--
5.70	Pharmacy or Drugstore with other retail sales, under 3,000 square feet				--	--	--	--	--	P	P	P	P	P	--









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8.5	Community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation		3700 3800		--	A	A	A	A	P	A	P	P	P	P
8.6	Drive-in theaters	5310	3140	512132	--	--	--	--	--	--	--	--	--	C	P
8.7	Entertainment establishments, such as lounges, discos, nightclubs, private clubs, and music or dance establishments (not including Adult Businesses) (Rev. 8-17-09; Ord. 2009-07)	2540		722410 711310 713990	--	--	--	--	--	C	--	--	C	C	--
8.8	Exhibition, convention, or conference structure	5240	3400		--	--	--	--	--	C	--	--	C	C	--
8.9	Fitness centers and recreational sports, gym, health spa, reducing salon, massage parlor, swimming pool/auditorium, racquet club or athletic club	5370		71394 512131	--	--	--	--	--	P	A	--	P	P	--
8.10	Golf courses, public and private, and driving ranges	5370			--	--	--	--	--	--	--	--	P	P	--
8.11	Golf, miniature	5340			--	--	--	--	--	--	--	--	C	P	--
8.12	Open space, park or active recreational uses operated on a non-commercial basis	5500		712190	P	P	P	P	P	P	P	P	P	P	P
8.13	Private or non-profit clubs, including country clubs, athletic clubs, lodges, fraternal organizations, and swimming clubs on a noncommercial membership basis. Includes social, fraternal, social service, union and civic organizations.	6830		71391	C	C	C	C	C	P	A	P	P	P	--
8.14	Recreation or amusement enterprises conducted inside or outside a building for profit, not otherwise listed	5300		71399	--	--	--	--	--	--	--	--	--	C	--
8.15	Recreation, indoor commercial (e.g., billiards, darts, and video games)	5380	3200	71312	--	--	--	--	--	P	A	A	P	P	--
8.16	Recreation, outdoor commercial (including amusement parks, paintball)	5310	4440	71311	--	--	--	--	--	--	--	--	C	C	--
8.17	Riding academies/stables (commercial)		8240	713990	C	--	--	--	--	--	--	--	--	C	P
8.18	Skating Rink - Ice Or Roller Skating	5390			--	--	--	--	--	P	--	--	P	P	P

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8.19	Sports stadiums, arenas, circuses, coliseums, hippodromes, or assembly halls, less than two (2) acres (including parking areas)	5120	3300	711211	--	--	--	--	--	C	--	--	P	P	--
8.20	Sports stadiums, arenas, circuses, coliseums, hippodromes, or assembly halls, two (2) acres or greater (including parking areas)	5120	3300	711211	--	--	--	--	--	--	--	--	C	C	--
8.21	Swimming Pool				--	P	P	P	P	A	A	--	A	P	--
8.22	Temporary carnivals, rides, ferris wheels (subject to §4.35)	5310			--	--	--	--	--	--	--	--	--	P	P
8.23	Theaters (outdoor)	5110	3110 3120	512131	--	--	--	--	--	--	--	--	--	C	P
8.24	Theaters or auditoria (indoor)	5110	3110 3120	512131	--	--	--	--	--	P	A	--	P	P	P
8.25	Zoos, botanical gardens, & arboreta	5230	4450	71213	--	--	--	--	--	C	--	--	P	P	P
<b>9.0 Public, Institutional or Community Facilities (see also Public Use District for Public Facilities)</b>															
9.1	Armories, military reserves	6310	7500	928110	--	--	--	--	--	--	--	--	--	P	P
9.2	Cemeteries				--	P	P	P	P	P	P	P	P	P	P
9.3	Community food services	6563		624210	--	--	--	--	--	--	--	--	--	C	--
9.4	Crematorium & Embalming	6720	4800	81222	--	--	--	--	--	C	--	C	C	C	P
9.5	Day care facility (subject to §4.10)	6562		6244	--	--	--	--	--	P	A	P	P	P	A
9.6	Funeral homes	6710	4800	81221	--	--	--	--	--	P	P	C	P	P	--
9.7	Hospitals, sanitariums	6530	4110	622	--	--	--	--	--	C	P	--	P	P	--
9.8	Libraries	4242	4300	51412	--	--	--	--	--	P	A	P	P	P	--
9.9	Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks	6511 6512 6514	4120		--	--	--	--	--	C	P	C	P	P	--
9.10	Museums and art galleries	5210	4400	71211	--	--	--	--	--	P	P	P	P	P	--
9.11	Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools	6124- 6140	4220	6113	--	--	--	--	--	P	P	P	P	P	--

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9.12	Schools, academic, nursery and preschool, grade schools, elementary, middle, and high school	6110-6123	4210	6111	--	C	C	C	C	C	C	C	C	C	--
9.13	Schools, art, music, dance, dramatics, or other fine arts	6145		611610	--	--	--	--	--	P	A	P	P	P	--
9.14	Specialty Schools, including beauty, business management, computer training, driving education, flight training (not including airports, helipads, heliports, or runways), and sports or recreation education (Rev. 12-1-08; Ord. 2008-18)	6141-6144 6147			--	--	--	--	--	P	P	C	P	P	--
9.15	Social assistance, welfare and charitable services (excluding day care and community food services)	6560-6568		624110 - 624310	--	--	--	--	--	C	P	C	P	P	--
9.16	Studios for artists, designers, musicians, photographers, sculptors (not as home occupation)	5210	4410	71211	--	A	A	A	A	P	P	P	P	P	P

**10.0 Transportation Uses and Structures**

10.1	Bus maintenance, including repair and storage		5400		--	--	--	--	--	--	--	--	--	S	P
10.2	Bus passenger stations/terminals	4133	5300		--	--	--	--	--	C	--	--	C	P	--
10.3	Freight terminals & truck terminals	4140-4144		484110 - 484230	--	--	--	--	--	--	--	--	S	C	P
10.4	Parking lots, parking structures or underground parking areas		5200-5250		--	A	A	A	A	A	A	A	P	P	P
10.5	Private boat docks, boat houses, or marinas	5360	5520		P	C	C	C	C	--	--	--	--	--	--
10.6	Taxi stands	4137			--	--	--	--	--	A	A	--	A	P	--

**11.0 Utility Uses and Structures**

11.1	Cell towers, communication towers, and antennae (subject to §4.8) (Rev. 12-1-08; Ord. 2008-18)	4230	6500	5133	S	S	S	S	S	S	C	S	C	P	P
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11.2	Gas or electric generation distribution facilities, compressor stations, or substations	4310	6410-6422, 6440-6460	2211	S	S	S	S	S	-	-	-	S	C	P
11.3	Marinas, including bait houses associated with marinas				-	-	-	-	-	-	-	-	P	P	-
11.4	Power generation plants		6430-6434		-	-	-	-	-	-	-	-	-	-	P
11.5	Public utility storage and service yards	2450		561210	-	-	-	-	-	-	-	-	S	C	P
11.6	Radio / Television Station with Transmitter Tower	4231	6510	5131	-	-	-	-	-	-	C	-	C	P	P
11.7	Radio and TV stations and studios with no tower transmissions	4231			-	-	-	-	-	P	P	P	P	P	P
11.8	Sewage treatment plant, pump stations, or (major) lift stations	4340	6300-6314, 6350-6356	22132	-	-	-	-	-	-	-	-	-	-	C
11.9	Solid waste collection centers, solid waste transfer stations, recyclable materials, yard waste and similar items	4343		562111, 562119	-	-	-	-	-	-	-	-	-	S	P
11.10	Telephone exchange and repeater stations		6500		C	P	P	P	P	P	P	P	P	P	P
11.11	Utility lines (including electric lines, phone and cable lines, distribution circuits, gas and fuel lines, water lines, steam and air conditioning lines, irrigation channels, and sewer and waste water lines)		6100-6162		C	P	P	P	P	P	P	P	P	P	P
11.12	Water supply facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities		6200-6290		C	-	-	-	-	-	-	-	-	C	P

12.0 Agriculture															
12.1	Agricultural uses including raising crops, horticulture, orchards, forestry, and related uses, excluding livestock, unless otherwise listed in this matrix	9100-9165, 9300-9510	8100-8300, 8700	11	P	C	C	C	C	-	C	C	C	C	C

North Augusta Development Code Use Matrix—Amended 6-20-16

Key: "P" means permitted as of right, as a primary or an accessory use, "S" means permitted only as a Special Exception, "C" means permitted as a Conditional Use, "A" means permitted only as an accessory use, "\_" means prohibited. "A/C" means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

A	Land Use Coding			Zoning Districts										
	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Use	LBCS Function	LBCS Structure	NAICS	CR, Critical Areas	R-14, Large Lot, Single-Family Residential	R-10, Medium Lot, Single-Family Residential	R-7, Small Lot, Single-Family Residential	R-5, Mixed Residential	D, Downtown Mixed Use	OC, Office Commercial	NC, Neighborhood Commercial	GC, General Commercial	TC, Thoroughfare Commercial	IND, Industrial
12.2 Kennels, animal pounds and shelters	6730	8700	81291	C	--	--	--	--	--	--	--	C	P	P
<b>13.0 Signs (see Article 13 of this Chapter)</b>														
<b>14.0 Temporary buildings, incidental to development (see §4.35 of this Chapter)</b>														
<b>15.0 Home occupations (see §4.14 of this Chapter)</b>														