

Land Use Matrix

Effective October 18, 2025

Land Use Matrix
P = Permitted Use
X = Not Permitted
SE = Special Exception
AA=Requires Approval by Administrative Action

(Refer to the Standard Industrial Classification Manual, United States Office of Management and Budget)

LAND USES	SIC Code	MAJOR GROUP	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-3 Cove	OTC	IDC	I
Agriculture, forestry, and fishing	1	Agriculture Production-crops	X	X	X	X	X	X	X	X	X	X	P
	017	Fruit and Nut Trees	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X
	018	Horticultural Specialties	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X
	019	General Farms, Primarily Crops	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X
	02	Agriculture production livestock and animal specialties	X	X	X	X	X	X	X	X	X	X	P
	07	Agriculture Services	X	X	X	X	X						
	07	Small animal boarding kennels						P					
	08	Forestry	X	X	X	X	X	X	X	X	X	X	X
	09	Fishing, hunting and trapping	X	X	X	X	P	P	P	P	P	P	P
Metals	10	Metal mining	X	X	X	X	X	X	X	X	X	X	X
	12	Coal mining	X	X	X	X	X	X	X	X	X	X	X
	13	Oil and gas extraction	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
	14	Mining quarrying of nonmetallic minerals, except fuels	X	X	X	X	X	SE	X	X	X	X	SE
	15	Building construction - general contractors and operative builders	X	X	X	X	X	SE	X	X	X	X	SE
	16	Heavy construction other than building construction contractors	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	17	Construction - special trade contractors	X	X	X	X	X	P	P	P	SE	P	P
Manufacturing	20	Food and kindred products	X	X	X	X	X	X	X	X	X	X	P
	2084	Wineries, manufacturing	X	X	X	X	X	X	X	X	X	P	P
	21	Tobacco products	X	X	X	X	X	X	X	X	X	X	P
	22	Textile mill products	X	X	X	X	X	X	X	X	X	X	P
	23	Apparel and other finished products made from fabrics and similar materials	X	X	X	X	X	X	X	X	X	X	P
	24	Lumber and wood products, except furniture	X	X	X	X	X	X	X	X	X	SE	P
	25	Furniture and fixtures	X	X	X	X	X	X	X	X	X	X	P
	26	Paper and allied products	X	X	X	X	X	X	X	X	X	X	P
	27	Printing, publishing and allied industries	X	X	X	X	X	X	X	SE	X	X	P

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	28	Chemicals and allied products	X	X	X	X	X	X	X	X	X	X	P
	29	Petroleum refining and related industries	X	X	X	X	X	X	X	X	X	X	P
	30	Rubber and miscellaneous plastics products	X	X	X	X	X	X	X	X	X	X	P
	31	Leather and leather products	X	X	X	X	X	X	X	X	X	X	P
	32	Stone, clay, glass and concrete products	X	X	X	X	X	X	X	X	X	X	P
	33	Primary metal industries	X	X	X	X	X	X	X	X	X	X	P
	34	Fabricated metal products, except machinery and transportation equipment	X	X	X	X	X	X	X	X	X	X	P
	35	Industrial and commercial machinery and computer equipment	X	X	X	X	X	X	X	X	X	X	P
	36	Electronic and other electrical equipment and components, except computer equipment	X	X	X	X	X	X	X	X	X	X	P
	37	Transportation equipment	X	X	X	X	X	X	X	X	X	X	P
	38	Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks	X	X	X	X	X	X	X	X	X	X	X
	39	Miscellaneous manufacturing industries	X	X	X	X	X	X	X	X	X	X	P
	40	Railroad transportation	X	X	X	X	X	SE	SE	SE	SE	SE	P
	41	Local and Suburban transit and interurban highway passenger transportation	X	X	X	X	SE	SE	SE	SE	SE	P	P
	42	Motor freight transportation and warehousing	X	X	X	X	X	SE	SE	SE	SE	SE	P
	4225	Miniwarehouse warehousing	X	X	X	X	P (no larger than 3000 s.f.)	P	SE	SE	SE	SE	P
	43	United States Postal Service	SE	SE	SE	SE	P	P	SE	SE	P	P	P
	44	Water transportation	X	X	X	X	X	P	X	P	SE	SE	P
	45	Air transportation	X	X	X	X	SE	SE	SE	P	SE	P	SE
	45	Airports, flying fields and aircraft terminal services	X	X	X	X	X	X	X	X	X	X	SE
	46	Pipelines, except natural gas	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	47	Transportation services	X	X	X	X	SE	P	P	P	P	P	P

LAND USES		MAJOR GROUP	R-1	R-2	R-3	R-4	C-1	C-2	C-S	C-S Cove	OTC	IDC	I
	472	Arrangement of Passenger Transportation	X	X	X	P	P	P	P	P	P	P	X
	474	Rental of Railroad Cars	X	X	X	P	SE	SE	SE	SE	SE	SE	P
	478	Miscellaneous Services incidental to Transportation	X	X	X	P	SE	SE	SE	SE	SE	SE	P
	48	Communications	X	X	X	X	X	SE	SE	P	SE	P	P
	49	Electric, gas and sanitary services	X	X	X	P	SE	SE	SE	SE	SE	SE	P
Wholesale Trade	50	Wholesale trade—Durable goods	X	X	X	P	SE	SE	SE	SE	SE	SE	P
	50	Scrap metal collection, salvage or storage	X	X	X	X	X	SE	X	X	X	X	P
	51	Wholesale trade—Nondurable goods	X	X	X	X	X	SE	SE	SE	SE	SE	P
	5182	Wine-wholesale	X	X	X	X	X	X	X	X	X	P	P
Retail Trade	52	Building materials, hardware, garden supply	X	X	X	X	X	P	P	P	SE	P	P
	52	Manufactured Home Dealers	X	X	X	X	X	SE	X	X	P	P	SE
	53	General merchandise stores	X	X	X	X	P	P	P	P	P	P	X
	54	Foods stores	X	X	X	X	P	P	P	P	P	P	X
	55	Automotive dealers	X	X	X	X	X	P	P	P	X	P	X
	55	Gasoline service stations	X	X	X	X	P	P	P	P	P	P	X
	56	Apparel and accessory stores	X	X	X	X	SE	P	P	P	P	P	X
	57	Home furniture, furnishings and equipment stores	X	X	X	X	SE	P	P	P	P	P	X
	58	Eating and drinking Places (50% of income must be from food sales)	X	X	X	X	P	P	P	P	P	P	X
		Bars/lounges	X	X	X	X	X	P	X	X	X	X	X
	5813	Wine, on-premise consumption if wine is produced on site (does not require that 50% of income must come from food sales)	X	X	X	X	X	P	X	X	X	P	P
	59	Miscellaneous retail	X	X	X	X	P	P	P	P	P	P	X
	5921	Liquor Stores	X	X	X	X	SE	P	P	P	P	P	X
	5983	Fuel Oil Dealers	X	X	X	X	SE	P	P	P	P	P	X
	5984	Liquified Petroleum Gas (Bottle Gas) Dealers	X	X	X	X	SE	P	P	P	P	P	X
	5989	Fuel Dealers, not elsewhere classified	X	X	X	X	SE	P	P	P	P	P	X
	5993	Tobacco Stores and Stands and stores predominately selling electronic smoking devices ("vape shops")	X	X	X	X	X	X	X	X	X	X	X
Finance, insurance and real estate	60	Depository institutions	X	X	X	X	P	P	P	P	P	P	X
	61	Nondepository institutions	X	X	X	X	P	P	P	P	P	P	X
	62	Security, and commodity brokers, dealers, exchanges and services	X	X	X	X	P	P	P	P	P	P	X
	63	Insurance carriers	X	X	X	X	P	P	P	P	P	P	X
	64	Insurance agents, brokers, and service	X	X	X	X	P	P	P	P	P	P	X
	65	Real estate	X	X	X	X	SE	P	P	P	P	P	X

LAND USES		MAJOR GROUP	R-1	R-2	R-3	R-4	C-1	C-2	C-S	C-S Cove	OTC	IDC	I
	67	Holding and other investment offices	X	X	X	X	SE	P	P	P	P	P	X
Services	70	Hotels, motels	X	X	X	X	X	P	P	P	P	P	X
	70	B & Bs, rooming houses other than lodging places	SE	SE	SE	X	SE	SE	P	P	P	P	X
	70	Camps/campgrounds, recreational vehicle parks must be adjacent to Highway 62	X	X	X	X	X	P	SE	X	X	SE	X
	72	Personal services	X	X	X	X	P	P	P	P	P	P	X
	73	Business services	X	X	X	X	P	P	P	P	P	P	X
	75	Automotive repair, services, and parking	X	X	X	X	X	P	X	SE	X	P	X
	75	Automotive detail shop							SE				
	75	Automobile rental	X	X	X	X	P	P	P	P	SE	P	X
	76	Miscellaneous repair services	X	X	X	X	X	P	SE	P	X	SE	X
	78	Movie and video production	X	X	X	X	P	P	P	P	P	P	X
	79	Amusement and recreation services	X	X	X	X	P	P	P	P	P	P	X
	794	Commercial Sports	X	X	X	X	SE	SE	SE	SE	SE	SE	SE
	799	Miscellaneous Amusement and Recreation Services	X	X	X	X	SE	SE	SE	SE	SE	SE	SE
		Game Rooms and/or amusement redemption machines	X	X	X	X	X	X	X	X	X	X	X
	7999	Shooting Ranges (operations of)-temporary	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
	80	Health services	X	X	SE	X	P	P	P	P	P	P	X
	81	Legal services	X	X	X	X	P	P	P	P	P	P	X
	82	Educational services	X	SE	SE	X	P	P	P	P	P	P	X
	82	Private Schools	SE	SE	SE	SE	P	P	P	P	P	P	X
	83	Social Services	SE	SE	SE	SE	SE	P	X	X	SE	SE	X
	8351	Day Care	SE	SE	SE	SE	P	P	SE	X	SE	SE	X
	8361	Homes for destitute men and women	X	X	SE	X	SE	P	P	P	P	P	X
	84	Museum, art, galleries, and botanical and zoological gardens	X	X	X	X	P	P	P	P	P	P	X
	86	Membership organizations	SE	SE	SE	SE	P	P	SE	P	P	P	X
	87	Engineering, accounting, research, management, and related services	X	X	X	S	P	P	P	P	P	P	X
	88	Private households	P	P	P	P	P	P	P	P	P	P	X
	89	Miscellaneous services	X	X	SE	X	P	P	P	P	P	P	X
Public Administration	91	Executive, legislative, and general government except finance	P	P	P	P	P	P	P	P	P	P	P
	92	Justice public order, and safety	P	P	P	P	P	P	P	P	P	P	P
	93	Public finance, taxation, and monetary policy	X	X	X	X	P	P	P	P	P	P	X
	94	Administration of human resource programs	X	X	X	X	P	P	P	P	P	P	X
	95	Administration of environmental quality and housing programs	X	X	X	X	P	P	P	P	P	P	X
	96	Administration of economic programs	X	X	X	X	P	P	P	P	P	P	X

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	97	National security and internal affairs	X	X	X	X	P	P	P	P	P	P	X
Single-Family detached homes	N/A	N/A	P	P	P	P	X	X	P	P	X	X	X
Apartments	N/A	N/A	X	X	P	X	P	P	P	P	SE	X	X
Duplex	N/A	N/A	X	X	P	P	X	X	P	P	X	X	X
Townhomes	N/A	N/A	X	X	P	P	X	X	P	P	SE	X	X
Condominiums	N/A	N/A	X	X	P	P	X	X	P	P	SE	X	X
UD - Code manufactured homes and parks	N/A	N/A	X	X	X	P	X	X	X	X	X	X	X
Mobile Homes	N/A	N/A	X	X	X	X	X	X	X	X	X	X	X
HUD - Code Temporary FEMA manufactured homes and parks	N/A	N/A	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Cellular Towers	N/A	N/A	X	X	X	X	X	SE	SE	P	SE	P	P