

ARTICLE 10. PERMITTED USES

Section 10.1 Table of Permitted Uses.

The Table of Permitted Uses (see pages 10-6 through 10-16) should be read in close conjunction with the definitions of terms set forth in Section 2.1 and the other interpretative provisions set forth in this article. *(Amended 9/14/2021)*

Section 10.2 Use of the Designations Z, S, M in Table of Permitted Uses.

(a) Subject to Section 10.3, when used in connection with a particular use in the Table of Permitted Uses (Section 10.1), the letter "Z" means that the use is permitted in the indicated zone with a development permit issued by the administrator. The letter "S" means a minor special use permit must be obtained from the Board of Adjustment, and the letter "M" means a major special use permit must be obtained from the Town Council. *(Amended 9/14/2021)*

(b) When used in connection with multi-family residential uses, the designation "ZM" means that such developments within the CD zoning district of two dwelling units or less must be pursuant to a development permit and developments of three or more units need a major special use permit. Within all other zoning districts, such developments of four dwelling units or less must be pursuant to a development permit and developments of five or more units need a major special use permit. *(Amended 1/99; 9/14/2021)*

Section 10.3 Board of Adjustment Jurisdiction Over Uses Otherwise Permitted With a Development Permit.

Notwithstanding any other provisions of this article, whenever the Table of Permitted Uses (interpreted in the light of Section 10.2 and the other provisions of this article) provides that a use in a nonresidential zone or a nonconforming use in a residential zone is permitted with a development permit, a minor special use permit shall nevertheless be required if the administrator finds that the proposed use would have an extraordinary impact on neighboring properties or the general public. In making this determination, the administrator shall consider, among other factors, whether the use is proposed for an undeveloped or previously developed lot, whether the proposed use constitutes a change from one principal use classification to another, whether the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permitted in the zoning district in question. *(Amended 9/14/2021)*

Section 10.4 Permitted Uses and Specific Exclusions.

(a) The presumption established by this chapter is that all legitimate uses of land are permitted within at least one zoning district in the town's planning jurisdiction. Therefore, because the list of permitted uses set forth in Section 10.1 (Table of Permitted Uses) cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses. *(Amended 9/14/2021)*

(b) If a use cannot be interpreted by the administrator for inclusion in the Table of Permitted Uses (Section 10.1) as provided for in subsection (a), that use shall be prohibited. Section 10.1

(Table of Permitted Uses) shall not be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible in other zoning districts. *(Amended 9/14/2021)*

(c) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:

- (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the town's fire prevention code.
- (2) Stockyards, slaughterhouses, rendering plants.
- (3) Use of a travel trailer as a temporary or permanent residence. (Situations that do not comply with this subdivision on the effective date of this chapter are required to conform within one year. See Section 8.10.)
- (4) Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed, or other business is conducted. (Situations that do not comply with this subdivision on the effective date of this chapter are required to conform within thirty days. See Section 8.10.)

(Amended 5/29/90, 8/13/91)

Section 10.5 Accessory Uses.

(a) The Table of Permitted Uses (Section 10.1) classifies different principal uses according to their different impacts. Whenever an activity (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use (i) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (ii) is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. For example, a swimming pool/ tennis court complex is customarily associated with and integrally related to a residential subdivision or multi-family development and would be regarded as accessory to such principal uses, even though such facilities, if developed apart from a residential development, would require a special use permit. *(Amended 1/99; 9/14/2021)*

(b) For purposes of interpreting subsection (a):

- (1) A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use;
- (2) To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.

(c) Without limiting the generality of subsections (a) and (b), the following activities are specifically regarded as accessory to residential principal uses so long as they satisfy the general criteria set forth above:

- (1) Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on administrative or artistic activities of a commercial nature, so long as such activities do not fall within the definition of a home occupation.
- (2) Hobbies or recreational activities of a non-commercial nature.
- (3) Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than three days (whether consecutive or not) during any ninety-day period.

(d) Without limiting the generality of subsections (a) and (b), the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts:

- (1) Storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational.
- (2) Parking outside a substantially enclosed structure of more than four motor vehicles between the front building line of the principal building and the street on any lot used for single-family detached dwellings, townhouse dwellings, or two-family dwellings. (*Proposed Amendment 1/99*)

Section 10.6 Permitted Uses Not Requiring Permits.

Notwithstanding any other provisions of this chapter, no development, minor special use, or major special use permit is necessary for the following uses: (*Amended 9/14/2021*)

- (1) Streets.
- (2) Electric power, telephone, telegraph, cable television, gas, water, and sewer lines, wires or pipes, together with supporting poles or structures, located within a public right of way.
- (3) Neighborhood utility facilities located within a public right of way with the permission of the owner (state or town) of the right of way.

Section 10.7 Change in Use.

(a) A substantial change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. This occurs whenever:

- (1) The change involves a change from one principal use category to another.

- (2) If the original use is a combination use, the relative proportion of space devoted to the individual principal uses that comprise the combination use changes to such an extent that the parking requirements for the overall use are altered. *(Amended 1/99; 9/14/2021)*
- (3) If the original use is a combination use, the mixture of types of individual principal uses that comprise the combination use changes.
- (4) If the original use is a planned residential development, the relative proportions of different types of dwelling units change.
- (5) If there is only one business or enterprise conducted on the lot (regardless of whether that business or enterprise consists of one individual principal use or a combination use), that business or enterprise moves out and a different type of enterprise moves in (even though the new business or enterprise may be classified under the same principal use or combination use category as the previous type of business). For example, if there is only one building on a lot and a florist shop that is the sole tenant of that building moves out and is replaced by a clothing store, that constitutes a change in use. However, if the florist shop were replaced by another florist shop, that would not constitute a change in use since the type of business or enterprise would not have changed. Moreover, if the florist shop moved out of a rented space in a shopping center and was replaced by a clothing store, that would not constitute a change in use since there is more than one business on the lot and the essential character of the activity conducted on that lot (shopping center--combination use) has not changed. *(Amended 1/99)*

(b) A mere change in the status of property from unoccupied to occupied or vice-versa does not constitute a change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied, unless the property has remained unoccupied for more than 180 consecutive days or has been abandoned.

(c) A mere change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.

Section 10.8 Combination Uses.

(a) When a combination use comprises two or more principal uses that require different types of permits (development, minor special use, or major special use), then the permit authorizing the combination use shall be:

- (1) A major special use permit if any of the principal uses combined requires a major special use permit.
- (2) A minor special use permit if any of the principal uses combined requires a minor special use permit but none requires a major special use permit.

(3) A development permit in all other cases. *(Amended 9/14/2021)*

(b) When a combination use consists of a single-family detached residential subdivision that is not architecturally integrated (see Section 12.8) and two-family or multi-family uses, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.

(c) When a combination use consists of a single-family detached, architecturally integrated subdivision and two-family or multi-family uses, then the total density permissible on the entire tract shall be determined by dividing the area of the tract by the minimum square footage per dwelling unit specified in Section 12.2.

Section 10.9 More Specific Use Controls.

Whenever a development could fall within more than one use classification in the Table of Permitted Uses (Section 10.1), the classification that most closely and most specifically describes the development controls. *(Amended 1/99; 9/14/2021)*

Section 10.10 Edenton UDO Table of Permitted Uses (Amended 9/14/2021)

Use Type	Ref. SIC	Zoning Districts												Supplemental Regulations
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC	
AGRICULTURAL USES														
Agricultural Production (crops)	0100	Z	Z	Z	Z	Z	Z		Z		Z	Z	Z	
Agricultural Production (livestock)	0200	Z	S									M		
Agritourism	0000	Z												
Bona Fide Farm	0000	Z												
Fish Hatchery	0920	Z	S	S	S	S	S	S	S	S		Z	S	
Forestry	0810	Z	S	S							S	S		
MINING USES														
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	M												
RESIDENTIAL USES														
Bed and Breakfast	7011					M	M	M		M				Section 11.6
Family Care Home	0000	Z	Z	Z	Z	Z	Z							
Granny Pods/Temporary Health Care Structures	0000	Z	Z	Z	Z	Z	Z	Z		Z				Section 11.7
Group Care Facility	0000	M	M	M	M	M	M			M	M			Section 11.10
Homeless Shelter	0000								M	M				Section 11.10
Inn								M		M				Section 11.8
Manufactured Home, Class A (Modular Home)	0000	Z	Z	Z	Z	Z	Z	Z		Z				
Manufactured Home, Class B	0000	Z		Z										
Manufactured Home, Class C	0000	S		Z										
Manufactured Home Park	0000			S										Section 11.2
Multifamily Dwelling	0000						ZM	ZM		ZM	ZM			Section 11.17
Planned Residential Developments	0000		M	M	M	M	M	M		M				Section 11.17
Rooming Houses	0000						M							
Single-Family Detached Dwelling	0000	Z	Z	Z	Z	Z	Z	Z		Z				
Condominiums & Townhouses	0000					ZM	ZM	ZM		ZM				
Single-Family Conversion to Condominiums	0000					M	M	M		M				
Single-Family Conversion to Duplex or Apartments	0000					M	M	M		M				
Temporary Shelter	0000													
Tiny Houses	0000						Z							Section 11.9
Two-Family Dwelling (New Construction)	0000				S	Z	Z	Z		Z				
ACCESSORY USES AND STRUCTURES														
Accessory Uses and Structures (customary)	0000	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Caretaker Dwelling	0000	Z							M			Z		
Home Occupation	0000	S	S	S	S	S	S	Z	Z	S				
Satellite Dish Antenna, 18" Diameter or Less	0000			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Satellite Dish Antenna, Greater Than 18" Diameter	0000			S	S	S	S	S	S	S	S	S	S	Section 11.28
Swimming Pool	0000	Z	Z	Z	Z	Z	Z		Z				Z	
RECREATIONAL USES														
Athletic Fields	0000		M	M	M	M	M		M	M	M	M	M	
Auditorium, Coliseum or Stadium	0000		M	M					M			M	M	
Batting Cages	7999								M			M	M	
Billiard Parlor/Pool Hall	7999							Z	Z	M			Z	
Bingo Games	7999							M	Z				Z	
Bowling Center	7933							M	Z				Z	

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Use Type	Ref.	Zoning Districts												Supplemental Regulations
	SIC	RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC	
Club (Civic, Social, Fraternal)	8640	S	S	S	S	S	S	Z	Z	S			Z	
Coin Operated Amusement	7993							S	Z				Z	
Country Club with Golf Course	7997	S	S	S									Section 11.19	
Dance School	7911		S	S				Z	Z	S			Z	
Fairgrounds	7996	M	M	M								M	M	
Fortune Tellers, Astrologers	7999								Z	S			Z	
Go-Cart Raceway	7999											M		
Golf Course	7992	S	S	S									Section 11.19	
Golf Course, Miniature	7999								S			S	S	
Golf Driving Range	7999	S	S	S					S			S	S	
Physical Fitness Center	7991							Z	Z	S	Z	Z	Z	
Private Club or Recreation Facility, Other	7997	S	S	S										
Public Park or Recreational Facility, Other	7990	M	M	M	M	M	M	Z	Z	Z	Z	Z	Z	
Riding Academy	7999	Z	S	S										
Shooting Range, Indoor	7999								S			S		
Skating Rink	7999							M	Z				Z	
Sports and Recreation Club, Indoor	7997							Z	Z	M	M			
Swim and Tennis Club, Outdoor	7997	S	S	S	S	S			S		S	S	S	
EDUCATIONAL AND INSTITUTIONAL USES														
Ambulance Service	4119							Z	Z		Z		Z	
Cemetery or Mausoleum	0000	M	M	M	M	M	M						Section 11.12	
Cemetery on Same Property as Church	0000	S	S	S	S	S	S							
Church	8661	S	S	S	S	S	S	M	Z	Z	Z	Z	Z	
College, University, Technical Institute	8220	M	M	M				M	M	M	M	M	Z	
Correctional Institution	9223											M		
Day Care Center, Adult and Child	8322	S	S	S	S	S	S	S	Z	Z	Z	Z	Z	
Elementary or Secondary School	8211	S	S	S	S	S	S							
Fire Station	9224	M	M	M	M	M	M	Z	Z	Z	Z	Z	Z	
Government Office	9000	M						Z	Z	Z	Z	Z	Z	
Hospital	8062										Z		Section 11.18	
Library	8231		S	S	S	S	S	Z	Z	Z	Z		Z	
Museum or Art Gallery	8412							Z	Z	Z	Z		Z	
National Guard /Military Reserve Center	0000								M			Z		
Nursing, Convalescent and Group Care Institution	8050		S	S	S						Z		Section 11.18	
Orphanage	8361	M	M	M	M	M	M						Section 11.18	
Police Station/Law Enforcement Office	9221							Z	Z	Z	Z	Z	Z	
Post Office	0000							Z	Z			Z	Z	
Psychiatric Hospital	8063										M		Section 11.18	
School Administration Facility	9411	M	M	M				Z	Z	Z				
BUSINESS, PROFESSIONAL and PERSONAL SERVICES														
Accounting, Auditing or Bookkeeping	8721							Z	Z	Z	Z		Z	
Administrative or Management Services	8740							Z	Z	Z	Z		Z	
Advertising, Outdoor Services	7312													
Automobile Parking (Commercial)	7521							M	M		M		M	
Automobile Rental or Leasing	7510								Z			Z	Z	

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Use Type	Ref. SIC	Zoning Districts											Supplemental Regulations	
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW		SC
Automobile Repair Services	0000								Z			Z	Z	
Automobile Towing Services	7549								Z			Z		
Bank, Savings and Loan, or Credit Union, w/ Drive-Thru	6000							M	M	M	M	M	M	
Bank, Savings and Loan, or Credit Union, w/o Drive-Thru	6000							Z	Z	Z	Z	Z	Z	
Barber Shop	7241							Z	Z	Z			Z	
Beauty Shop	7231							Z	Z	Z			Z	
Blacksmith	7699	Z						M				Z		
Boat Repair	3730								Z			Z		
Building Maintenance/Cleaning Services, No Outside Storage	7349							Z	Z	Z		Z	Z	
Car Wash	7542								Z			Z		
Clothing Alteration or Repair	0000							Z	Z	Z			Z	
Computer Maintenance and Repair	7378							Z	Z	Z	Z	Z	Z	
Computer Services	7370							Z	Z	Z	Z	Z	Z	
Crematorium	7261								S			S		
Employment Agency, Personnel Agency	7360							Z	Z	Z	Z	Z	Z	
Engineering, Architect or Survey Service	8710							Z	Z	Z	Z	Z	Z	
Equipment Rental and Leasing (no outside storage)	7350							M	Z			Z	Z	
Equipment Rental and Leasing (with outside storage)	7350								S			Z		
Equipment Repair	7690								S			Z		
Finance or Loan Office	6100							Z	Z	Z	Z		Z	
Funeral Home	7261								Z					
Furniture Refinishing & Repair Shop	7641								Z			Z		
Hotel or Motel	7011							M	Z		M		Z	
Insurance Agency	6411							Z	Z	Z	Z		Z	
Landscape and Horticultural Services	0780	Z							Z			Z		
Laundromat, Coin-Operated	7215								Z	M			Z	
Laundry or Dry Cleaning Plant	7211								Z			Z	Z	
Law Office	8111								Z	Z	Z	Z	Z	
Medical, Dental or Related Office	8000								Z	Z	Z	Z	Z	
Medical or Dental Laboratory (Non-hazardous)	8071								Z	Z		Z	Z	
Medical or Dental Laboratory (Hazardous)	8071								M	M		M	M	
Motion Picture Production Studio	7810											Z		
Office Uses Not Otherwise Classified	0000								S	S	S	S	S	
Pest or Termite Control Services	7342									S			Z	
Pet Cemetery	6553	Z												
Pet Grooming	0752	Z							M	Z	Z		Z	Z
Photocopying and Duplicating Services	7334								Z	Z	Z	Z	Z	Z
Photofinishing Laboratory	7384								S	S	S		Z	S
Photography, Commercial Studio	7335								Z	Z	Z			Z
Real Estate Office	6500								Z	Z	Z	Z		Z
Refrigerator or Large Appliance Repair (No outside storage)	7623								Z	Z			Z	Z
Research, Development or Testing Services	8730								M	M	M	M	M	M
Shoe Repair or Shoeshine Shop	7251								Z	Z	Z			Z
Tattoo Parlor													M	
Taxidermist	7699							Z	M	Z	Z		Z	

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Use Type	Ref. SIC	Zoning Districts											Supplemental Regulations	
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW		SC
Television, Radio or Electronics Repair (No outside storage)	7620							Z	Z				Z	
Theater (indoor)	7832							Z	Z				Z	
Theater (outdoor)	7833							M	M					
Tire Recapping	7534											Z		
Truck Driving School	8249											M		
Truck and Utility Trailer Rental and Leasing	0000								M			Z	M	
Truck Washing	7542											Z		
Veterinary Clinic or Kennels	0742	Z							M				M	
Vocational, Business or Secretarial School	8240							S	S	S	S	S	S	
RETAIL TRADE														
ABC Store (liquor)	5921							Z	Z				Z	
Antique Store	5932							Z	Z	Z			Z	
Appliance Store	5722							Z	Z				Z	
Arts and Crafts	0000							Z	Z	Z			Z	
Auto Supply Sales	5531							Z	Z				Z	
Bakery	5461							Z	Z	Z		Z	Z	
Bar, Night Club, Tavern	5813							M	M				M	Section 11.31
Boat Sales	5551								Z			Z		
Bookstore	5942							Z	Z	Z	Z		Z	
Building Supply Sales	5211								Z				M	
Computer Sales	5734							Z	Z					
Convenience Store	5411							M	Z	Z				
Department, Variety or General Merchandise, < 25,000 sq.ft.	5300							Z	Z				Z	
Department, Variety or General Merchandise, 25,000 sq.ft. or more	5300							M	M				M	Section 11.33
Drugstore/Pharmacy	5912							Z	Z	M	M		Z	
Drugstore/Pharmacy with Drive-Thru	5912							M	M		M		M	
Fabric or Piece Goods Store	5949							Z	Z				Z	
Farm Supplies and Equipment	0000	Z							Z				Z	
Floor Covering, Drapery or Upholstery	5710							Z	Z	S			Z	
Florist	5992							Z	Z	S	S		Z	
Food Store	5400							Z	Z	Z			Z	
Food Truck	72233							Z	Z	Z	Z	Z	Z	Section 11.40
Fuel Oil Sales/Propane Sales	5980								M			M	M	Section 11.22
Furniture Sales	5712							Z	Z				Z	
Garden Center or Retail Nursery	5261	Z						Z	Z	Z		Z	Z	
Hardware Store	5251							Z	Z				Z	
Home Furnishings, Miscellaneous	5719							Z	Z				Z	
Manufactured Home Sales	5271								M			M		Section 11.29
Microbrewery	0000							M	M					Section 11.13
Miscellaneous Retail Sales, not otherwise specified	5999							M	M	M			M	
Motor Vehicle Sales (new and used)	5511								M					
Motorcycle Sales	5571								M					
Musical Instrument Sales	5736							Z	Z	Z			Z	

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Use Type	Ref. SIC	Zoning Districts											Supplemental Regulations	
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW		SC
Newsstand	5994							Z	Z	Z			Z	
Office Machine Sales	5999							Z	Z				Z	
Optical Goods Sales	5995							Z	Z	Z	Z		Z	
Paint and Wallpaper Sales	5231							Z	Z	Z			Z	
Pet Store	5999							Z	Z	Z			Z	
Record and Tape Store	5735							Z	Z	Z			Z	
Recreational Vehicle Sales	5561								M					
Restaurant (with drive-thru)	5812								M				M	
Restaurant (without drive-thru)	5812							Z	Z	Z			Z	
Service Station, Gasoline Sales	5541							M	Z	S		Z	M	Section 11.3
Sporting Goods Store, Bicycle Shop	5941							Z	Z	Z			Z	
Tire Sales	5531								Z			Z	Z	
Truck Stop	5541								Z			Z		
Used Merchandise Store/Antique Store, w/o outside storage	5932							Z	Z	Z			Z	
Video Tape Rental and Sales (Except Adult Video Store)	7841							Z	Z	Z			Z	
WHOLESALE TRADE														
Agricultural Chemicals, Pesticides or Fertilizers	5191											M		
Agricultural Products, Other Including Tobacco Auction Warehousing	5159	Z										Z		
Apparel, Piece Goods and Notions	5130											Z		
Bees and Honey (five (5) or fewer hives)	112910	Z	Z	Z	Z	Z	Z							Section 11.39
Bees and Honey (more than five (5) hives)	112910	S												
Beer, Wine or Distilled Alcoholic Beverages	5180											Z		
Books, Periodicals and Newspapers	5192											Z		
Chemicals and Allied Products	5169											M		
Drugs and Sundries	5122											Z		
Durable Goods	5099											Z		
Electrical Goods	5060											Z		
Farm Supplies, Other Than Chemicals	5191											Z		
Flowers, Nursery Stock and Florist Supplies	5193	Z										Z		
Forest Products	5099											Z		
Furniture and Home Furnishings	5020											Z		
Grain and Field Beans	5153											Z		
Groceries and Related Products	5140											Z		
Hardware	5072											Z		
Jewelry, Watches, Precious Stones and Metals	5094											Z		
Lumber and Other Construction Materials	5030											Z		
Lumber, Millwork and Veneer	5031											Z		
Machinery, Construction and Mining	5082											Z		
Machinery, Equipment and Supplies	5080											Z		
Machinery, Farm and Garden	5083											Z		
Market Showroom (furniture, apparel, etc.)	0000											Z		
Metals	5051											Z		
Minerals	5052											Z		
Motor Vehicles	5012											Z		

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		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC		
Motor Vehicles, Parts and Supplies	5010												Z		
Motor Vehicles, Tires and Tubes	5014												Z		
Paints and Varnishes	5198												M		
Paper and Paper Products	5110												Z		
Petroleum and Petroleum Products	5170												M		
Plastic Materials	5162												Z		
Plumbing and AC/Heating Equipment	5070												Z		
Professional and Commercial Equipment and Supplies	5040												Z		
Resins	5162												M		
Scrap and Waste Materials	5093												M		
Sporting and Recreational Goods and Supplies	5091												Z		
Tobacco and Tobacco Products	5194												Z		
Toys and Hobby Goods and Supplies	5092												Z		
Wallpaper and Paint Brushes	5198												Z		
TRANSPORTATION, WAREHOUSING AND UTILITIES															
Airport or Air Transportation Facility	4500											M	M		
Bulk Mail and Packaging	4212								S	S			Z		
Bus Terminal	4100								S	S			S		
Courier Service	4215								S	S			Z		
Farm Product Warehousing and Storage	4221	S											S		
Heliport	4522											M			
Landing Strip, Flying Field	0000	S													
Marina	4493	S	S	S	S	S	S	S	S	S			S		Section 11.23
Moving and Storage Service	4214												Z		
Outside Bulk Storage (Non-Hazardous)	0000	S								M			Z		
Railroad Terminal or Yard	4010												S		
Recycling Materials Collection/Processing Operations										M			Z		
Refrigerated Warehousing	4222												Z		
Solar Farm													M		Section 11.38
Taxi Terminal	4121								S	S			S		
Trucking or Freight Terminal	4213									S			Z		
Utility Company Office (No Outside Storage)	0000								Z	Z	Z		Z	Z	
Utility Equipment and Storage Yards	0000												Z		
Utility Lines	0000	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
Utility Service Facility (no outside storage)	0000												Z		
Utility Related Appurtenances, Substation	0000	M	M	M					M	M	M	M	M	M	
Warehouse (general storage, enclosed)	4220									S			Z		
Warehouse (self-storage)	4225												M		
Water Treatment Plant	0000	M	M	M	M	M	M	M	M	M	M	M	M	M	
MANUFACTURING and INDUSTRIAL USES															
Aircraft and Parts	3720												Z		
Ammunition, Small Arms	3482												M		
Animal Feeds (including dog and cat)	2048												M		
Apparel and Finished Fabric Products	2300												Z		
Arms and Weapons	3480												Z		

Section 10.10 Edenton UDO Table of Permitted Uses (Amended 9/14/2021)

Use Type	Ref.	Zoning Districts											Supplemental Regulations	
	SIC	RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW		SC
Asbestos, Abrasive and Related Products	3290											M		
Asphalt Plant	2951											M		
Audio, Video and Communications Equipment	3600											Z		
Bakery Products	2050										M	Z		
Batteries	3691											S		
Beverage Products (alcoholic)	2080							M	M			Z		
Beverage Products (nonalcoholic)	2086							M	M			Z		
Bicycle Assembly, Parts and Accessories	3751											Z		
Boat and Ship Building	3730								S			Z		
Brooms and Brushes	3991											Z		
Burial Caskets	3995											Z		
Chemicals, Paints and Allied Products	2800											M		
Coffee	2095											Z		
Computer and Office Equipment	3570											Z		
Concrete, Cut Stone and Clay Products	3200											S		
Contractors (no outside storage)	0000											Z		
Contractors, General Building	1500											Z		
Contractors, Heavy Construction	1600											Z		
Contractors, Special Trade	1700											Z		
Costume Jewelry and Notions	3960											Z		
Dairy Products	2020											Z		
Drugs	2830											Z		
Electrical Components	3670											Z		
Electrical Equipment	3600											Z		
Electrical Industrial Apparatus, Assembly	3620											Z		
Electrical Industrial Apparatus, Manufacturing	3620											Z		
Explosives	2892											M		
Fabricated Metal Products	3400											Z		
Fabricated Valve and Wire Products	3490											Z		
Fats and Oils, Animal	2077											S		
Fats and Oils, Plant	2070											Z		
Fish, Canned, Cured or Frozen	2091											M		
Floor Coverings (excluding carpet)	3996											Z		
Food and Related Products, Miscellaneous	2090											Z		
Furniture and Fixtures	2500											Z		
Furniture and Fixtures Assembly	0000											Z		
Furniture Framing	2426											Z		
Glass	3200											Z		
Glass Products from Purchased Glass	3231											Z		
Grain Mill Products	2040											S		
HVAC, Equipment and Plumbing Fixtures	3430											Z		
Household Appliances	3630											Z		
Ice	2097											Z		
Industrial and Commercial Machinery	3500											Z		
Jewelry and Silverware (no plating)	3910											Z		

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Use Type	Ref. SIC	Zoning Districts												Supplemental Regulations	
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC		
Leather and Leather Products (no tanning)	3100												Z		
Leather and Leather Products (tanning)	3100												M		
Lighting and Wiring Equipment	3640												Z		
Manufactured Housing and Wood Buildings	2450												M		
Measurement, Analysis and Control Instruments	3800												Z		
Medical, Dental and Surgical Equipment	3840												Z		
Metal Coating and Engraving	3470												S		
Metal Fasteners (screws, bolts, etc.)	3450												Z		
Metal Processing	3350												S		
Millwork, Plywood and Veneer	2430												Z		
Motor Vehicle Assembly (No Outside Storage)	3710												Z		
Motor Vehicle Parts and Accessories (No Outside Storage)	3714												Z		
Motorcycle Assembly	3751												Z		
Musical Instruments	3930												Z		
Paper Products	2670												M		
Paperboard Containers and Boxes	2650												M		
Pens and Art Supplies	3950												Z		
Petroleum and Related Industries	2900												M		
Pharmaceutical Preparations	2834												M		
Photographic Equipment	3861												Z		
Photographic Supplies	3861												M		
Pottery and Related Products	3260												Z		
Preserved Fruits and Vegetables (no can manufacture)	2030												Z		
Primary Metal Products and Foundries	3300												M		
Printing and Publishing	2700								M	M			Z		
Rubber and Plastics, Miscellaneous	3000												M		
Sawmill or Planing Mills	2420												Z		
Signs	3993									M			Z		
Soaps and Cosmetics	2840												Z		
Sporting Goods and Toys	3940												Z		
Sugar and Confectionery Products	2060												Z		
Textile Products (no dyeing and finishing)	2200												Z		
Textile Products (with dyeing and finishing)	2260												M		
Tires and Inner Tubes	3011												M		
Tobacco Products	2110												Z		
Wood Containers	2440												Z		
Wood Products, Logging	2411												M		
WIRELESS COMMUNICATIONS															
New Wireless Towers	0								M	M	M	M	M	M	Section 11.35
Modified Wireless Towers	0								M	M	M	M	M	M	Section 11.35
Small Wireless Facilities	0	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Section 11.35
Co-location of WTA on existing Wireless Tower or AASS	0	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Section 11.35
OTHER USES															
Animal Shelter		S													
Resort/Conference Facility	0000					M	M	M	M						Section 11.34

