

Sec. 5.15.5 Use Regulations

A. **Use Table.** Table 5.15.5, *Main Road Corridor Overlay Zoning District Use Table*, lists the Principal Uses permitted in the four districts included in this Overlay Zoning District and as shown in the map entitled “Main Road Corridor Overlay Zoning District.” The following is a description of the codes used in the table:

1. *Uses Allowed by Right.* “A” indicates uses allowed by right.
2. *Uses Subject to Conditions.* “C” indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
3. *Uses Subject to Special Exception.* “S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
4. *Prohibited Uses.* Blank cells indicate uses that are not permitted.

B. **New or Unlisted Uses and Interpretation.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in [CHAPTER 12, Definitions](#).

C. **Nonconforming Uses.** The requirements of Art. 10.2, *Nonconforming Uses*, of this Ordinance apply to all development subject to the MRC-O, provided, however, that the following requirements shall apply in place of those contained in [Sec. 10.2.4, Loss of Legal Nonconformity Status](#), subsection A:

1. *Abandonment.* If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the legal nonconforming status of the use shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the MRC-O.

D. **Accessory Uses.** Accessory Uses shall be allowed pursuant to Art. [6.5, Accessory Uses](#), of this Ordinance.

Table 5.15.5, Main Road Corridor Overlay Zoning District Use Table					
Uses	Belvedere-Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
AGRICULTURAL					
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT					
Aquaculture					
Mariculture					
Apiculture (Bee Keeping)					
Animal and Insect Production					
Concentrated Animal Feeding Operations					
Horticultural, Greenhouse, Nursery, Crop and Floriculture Production	A	A		A	
Hemp Crop Production and/or Processing	C	C	C		§5.15.6.A
Winery					
Agricultural Processing	A	S	S		
Agricultural Sales or Service	C	C	C		§5.15.6.B
Roadside Stand	A	A	A		
Farmers Market	A	A	A		
Roadside Stand; Sweetgrass Basket Stand	A	A	A	A	
Community Garden	A	A	A	A	
FORESTRY AND LOGGING					
Bona Fide Forestry Operation				C	§5.15.6.C
Lumber Mill, Planing, or Saw Mill					
RESIDENTIAL					
ASSISTED LIVING					
Assisted Living	S				
MANUFACTURED HOUSING					
Manufactured Housing Unit	C	C	C	C	§5.15.6.D
Manufactured Housing Park					

MULTI-FAMILY DWELLING					
Dwelling Unit, Multi-Family					
<u>Triplex and Fourplex</u>					
Duplex					
Dwelling Group					
Dwelling Unit, Single-Family, Attached					
SHORT-TERM RENTAL					
Short-Term Rental Property, <u>Limited Home Rental (LHR)</u> (LHR)	C	C	C	C	Art. 6.8
Short-Term Rental Property, <u>Extended Home Rental (EHR)</u> (EHR)	S	S	S		Art. 6.8
SINGLE-FAMILY DWELLING					
Dwelling, Single-Family Detached					
OTHER RESIDENTIAL USES					
<u>Transitional Housing</u>					
<u>Child Caring Institution</u>					
<u>Emergency Shelter</u>	A	A	A		
<u>Affordable and Workforce Dwelling Unit</u>	C	C	C	C	§5.15.6.E
<u>Group Residential</u>					
<u>Farm Labor Housing</u>					
CIVIC/INSTITUTIONAL					
COURTS AND PUBLIC SAFETY					
<u>Court of Law</u>	A	A	A		
<u>Correctional Institutions</u>					
<u>Parole Office or Probation Office</u>					
<u>Safety Service</u>	A	A	A	A	
DAY CARE SERVICES					
<u>Adult Day Care Service</u>	A	A	A	A	
<u>Family Home</u>	C	C	C	C	§5.15.6.F
<u>Group Home</u>	A				
<u>Child Care Center</u>	A	A	A		
<u>Day Camp</u>	A	A	A		
DEATH CARE SERVICES					
<u>Cemetery</u>	A	A			
<u>Funeral Services</u>	A				
EDUCATIONAL SERVICES					
<u>Pre-School or Educational Nursery</u>	A	A	A		
<u>School, Primary</u>	A	A	A		
<u>School, Secondary</u>	A	A	A		
<u>Higher Education Facility</u>	S	S	S		
<u>Personal Improvement Education</u>	A	A	A		
HEALTH CARE SERVICES					
<u>Medical Office</u>	A	S	S		
<u>Community Residential Care Facility</u>	S	S	S		§5.15.6.G
<u>Counseling Service</u>	A	S	S		
<u>Intermediate Care Facility for Individuals with Intellectual Disabilities</u>	S	S	S		
<u>Health Care Laboratory</u>	A	A	A		
<u>Home Health Agency</u>	A	S	S		
<u>Hospital; Hospice Facility</u>	S	S	S		
<u>Outpatient Facility for Chemically Dependent or Addicted Persons</u>	S				
<u>Rehabilitation Facility</u>	A				
<u>Residential Treatment Facility for Children or Adolescents (mental health treatment)</u>	S	S	S		
MUSEUM, HISTORIC SITE, AND SIMILIAR INSTITUTIONS					
<u>Historic Site</u>	A	A			
<u>Library or Archives</u>	A	A			

<u>Museum</u>	A	A			
<u>Nature Exhibition</u>	A	A			
<u>Botanical Garden</u>	A	A			
<u>Zoo</u>					
POSTAL SERVICE					
<u>Postal Service, United States</u>	A	A			
RECREATION AND ENTERTAINMENT					
<u>Community Recreation</u>	A	A	A	A	
<u>Fishing, Hunting, or Recreational Guide Service</u>	A	A	A		
<u>Golf Course or Country Club</u>					
<u>Parks and Recreation</u>	A	A	A	A	
<u>Recreation and Entertainment, Indoor</u>	A				
<u>Recreation and Entertainment, Outdoor</u>	C	C	C		§5.15.6.H
<u>Drive-In Theater</u>					
<u>Golf Driving Range</u>					
<u>Outdoor Shooting Range</u>					
<u>Special Events</u>	C	C	C		§5.15.6.I
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILIAR ORGANIZATIONS					
<u>Business, Professional, Labor, Political Organizations; Social or Civic Organization; Social Club or Lodge</u>	A	A			
<u>Religious Assembly</u>	A	A		A	
UTILITIES AND WASTE-RELATED USE					
<u>Utility Service, Major</u>	C	C	C		§5.15.6.J
<u>Utility Service, Minor</u>	A	A	A	A	
<u>Waste-Related Use</u>					
<u>Septic Tank Installation, Cleaning, or Related Services</u>					
<u>Solid Waste Disposal Facility (Public or Private)</u>					
COMMERCIAL					
ACCOMODATIONS					
<u>Short-Term Rental Property, Commercial Guest House (CGH) (CGH)</u>					
<u>Hotel or Motel</u>					
<u>RV (Recreational Vehicle) Park</u>					
<u>Campground</u>					
ANIMAL SERVICES					
<u>Stable, Commercial</u>	A	C	C		§5.15.6.K
<u>Stable, Private</u>	A	A	A		
<u>Kennel</u>	A	C	C		§5.15.6.L
<u>Pet Store or Grooming Salon</u>	A	A	A		
<u>Small Animal Boarding</u>	A	A	A		
<u>Veterinary Service</u>	A	A	A		
FINANCIAL SERVICES					
<u>Bank and Financial Services</u>	A				
<u>Short-Term Lender</u>					
FOOD SERVICES AND DRINKING PLACES					
<u>Bar or Lounge</u>	S				
<u>Catering Service</u>	A	A	A		
<u>Restaurant, Fast Food</u>					
<u>Restaurant, General</u>	C	C			§5.15.6.M
<u>Sexually-Oriented Business</u>					
INFORMATION INDUSTRIES					
<u>Communication Service; Data Processing Service; and Publishing Industry</u>	A				
<u>Communications Tower</u>	C	C			§6.4.5
OFFICES					
<u>Administrative or Business Office; Government Office; Professional Office</u>	A	A	A		
OTHER NONRESIDENTIAL DEVELOPMENT					

<u>Convention Center or Visitors Bureau</u>	A				
<u>Heavy Construction Service or General Contractor</u>	A	C	C		§5.15.6.N
<u>Billboard</u>					
<u>Special Trade Contractor (Offices/Storage)</u>	A	C	C		§5.15.6.N
PARKING, COMMERCIAL					
<u>Parking Lot</u>	A				
<u>Parking Garage</u>					
RENTAL AND LEASING SERVICES					
<u>Charter Boat or other Recreational Watercraft Rental Service</u>					
<u>Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing</u>	A				
<u>Consumer Goods Rental Center</u>	A	A	A		
<u>Self-Service Storage</u>	C	C	C		§5.15.6.O
<u>Vehicle Rental or Leasing</u>	A				
REPAIR AND MAINTENANCE SERVICES					
<u>Boat Yard</u>	A				
<u>Repair Service, Consumer</u>	A	C	C		§5.15.6.N
<u>Repair Service, Commercial</u>	A				
<u>Vehicle and Boat Repair or Service</u>	A	S	S		§5.15.6.N
RETAIL SALES					
<u>Non-store Retailer</u>	A				
<u>Fuel Dealer; Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer</u>	A				
<u>Home Improvement Center</u>					
<u>Food Sales</u>	A	A	A		
<u>Food Truck</u>	A	A	A		
<u>Liquor, Beer, or Wine Sales</u>	S				
<u>Building Materials or Garden Equipment and Supplies Retailer</u>	A				
<u>Retail Sales or Services, General</u>	A	A	A		
<u>Convenience Store</u>	A				
<u>Duplicating or Quick Printing Service; Private Postal or Mailing Service</u>	A	A	A		
<u>Pawn Shop</u>					
<u>Warehouse Club or Superstore</u>					
<u>Service Station, Gasoline</u>	C				§5.15.6.Q
<u>Truck Stop</u>					
<u>Vehicle Sales</u>	A				
<u>Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer</u>					
<u>Vehicle Parts, Accessories or Tire Store</u>	A	A	A		
RETAIL OR PERSONAL SERVICES					
<u>Consumer Convenience Service</u>	A				
<u>Hair, Nail, or Skin Care Service</u>	A	A	A	C	§6.4.3
<u>Job Training or Placement Service</u>	A	A	A		
<u>Personal Improvement Service</u>	A	A	A		
<u>Physical Fitness or Health Club</u>	A	A	A		
<u>Tattoo Facility</u>					
<u>Services to Buildings or Dwellings</u>	A				
<u>Landscaping and Horticultural Service</u>	A	A	A		
VEHICLE AND WATERCRAFT STORAGE					
<u>Vehicle Storage</u>	A	C	C		§5.15.6.P
<u>Impound Yard</u>					
<u>Towing Facility</u>					
<u>Boat Ramp</u>		A			Art. 5.2
<u>Community Dock</u>		A			Art. 5.2

<u>Commercial Dock</u>					
<u>Marina</u>					
<u>WHOLESALE SALES</u>					
<u>Wholesale Sales</u>	A		A		
<u>Clay or Related Products, Construction Material Wholesaler</u>	A		A		
<u>Flower, Nursery Stock or Florists' Supplies Wholesaler</u>	A		A		
<u>Petroleum Wholesaler</u>					
<u>INDUSTRIAL</u>					
<u>INDUSTRIAL SERVICES</u>					
<u>Laundry, Dry Cleaning, or Carpet Cleaning Plant</u>	A				
<u>Photo Finishing Laboratory</u>	A				
<u>Research and Development Laboratory</u>	A	A	A		
<u>Scrap and Salvage Service</u>					
<u>MANUFACTURING AND PRODUCTION, GENERAL</u>					
<u>Artisan and Craftsman</u>	A	A	A		
<u>Manufacturing and Production</u>	A		A		
<u>Microbrewery and Distillery</u>	S	S	S		
<u>Pulp Mill or Paper Mill, Rendering Plant</u>					
<u>Slaughter House and Meat Packing</u>					
<u>WAREHOUSE AND FREIGHT MOVEMENT</u>					
<u>Warehouse and Distribution Facility</u>	A				
<u>Container Storage Facility</u>					
<u>Freight Forwarding Facility</u>	A				
<u>Fuel Storage Facility</u>					
<u>Grain Terminal and Elevator</u>	A				
<u>Stockpiling of Sand, Gravel, or other Aggregate Materials</u>	A				
<u>Storage or Manufacturing of Weapons or Ammunition</u>					
<u>OTHER USES</u>					
<u>RECYCLING SERVICES</u>					
<u>Recycling Center</u>					
<u>Recycling Collection Facility</u>	A	A			
<u>RESOURCE EXTRACTION/MINING</u>					
<u>Resource Extraction/Mining</u>					
<u>TRANSPORTATION</u>					
<u>Aviation</u>					
<u>Private Air Strip</u>					
<u>Railroad Facility</u>					
<u>Sightseeing Transportation, Land or Water</u>	A				
<u>Taxi or Limousine Service</u>	A				
<u>Urban Transit Systems</u>	A				
<u>Water Transportation</u>					