

P - Permitted S - Special Use C - Conditional Use	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RM-9	RM-8	O-R	O&I-1	O&I-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&BP-1	I&BP-2	Standards	
Residential Uses																													
Accessory dwellings		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C		C	C	C					yes	
Condominiums								P		P		P							P									yes	
Dormitories												P				P													
Duplex (two attached units/lot)								P		P		P			P			P	P		P		P						
Home occupations	S	S	S	S	S	S	S	S	S	S	S	S	S	S														yes	
Life care homes, assisted living								C		C		C			C	C		C	C		C		C						
Manufactured home park														P														yes	
Mixed use, apartments or condos above ground floor retail/office within the same building																			P	P								yes	
Multifamily (three or more units)								P		P		P			P	P		P	P		P	P	P					yes	
Open space, active or passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	yes
Cluster Subdivision		C	C	C	C	C	C	C	C	C	C	C	C	C														5.3.2.4	
Residential care facilities including full time convalescent, attendant nursing and/or rehabilitation care																		P		P	P		P						
Rooming/boarding houses								C		C		C																5.5.4/Ch. 116	
Single family attached								P		P		P			P	P		P	P		P	P	P					yes	
Single family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P						
Single family manufactured home													P	P														yes	
Single family mobile home - nonconforming													P															5.6.9	
Single family modular home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P					yes	
Special population housing - six or less unrelated persons	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P					Sec. 5.2.10	
Special population housing - more than six unrelated persons								C		C		C			C	C	P	P	C		P		P					Sec. 5.2.10	
Townhouses								P		P		P			P	P		P	P		P		P					yes	
Civic Uses																													
Armories, reserve and national guard																P	P					P							
Assembly halls, coliseums, civic centers, etc.																			P				P				P		
Cemeteries	C	C	C	C	C	C	C	C	C	C	C	C			C	C		C	C	C	C	C	P	C	C	C	C	5.5.4	
Churches															P	P	P	P	P		P	P	P	P	P			5.9.4, 5.3.5.2	
Clubs, lodges, civic, social - nonprofit																P			P		P								
Colleges and universities																P		P	P		P	P	P						

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Community centers - public															P	P	P	P	P										
Fire station															P	P	P	P	P		P		P	P	P	P	P		
Government offices - fed., state, local															P	P	P	P	P	C	P	P	P	P	P	P	P		
Hospital																P													
Museum and art galleries																P	P	P	P		P	P	P					P	
Library																P	P	P	P		P	P	P					P	
Parks - public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	
Police station																P	P	P	P		P		P	P	P	P	P		
Post office, service facilities															P	P	P	P	P		P	P	P					P	
Public emergency service centers																P	P	P	P		P		P	P	P	P			
School, business																P													
School, fine arts or martial arts																P		P	P		P	P							
School, private, elementary, secondary																P		P					P	P				5.3.4.1 & 5.9.4	
School, public, elementary, secondary																P		P					P	P				5.3.4.1 & 5.9.4	
School, trade, technical or vocational- no outdoor storage or use																P					P		P	P					
Agricultural																													
Bona fide, active farm	P		P																										5.3.2.1
Roadside stands for produce grown locally - less than 400 sq. ft. floor area	P	P	P																	P			P						
Business/Personal Services																													
Adult Establishment																					C								5.5.4
Animal hospitals - enclosed pens and runs, freestanding building																					C	C	C			C			5.5.4
Animal hospitals - enclosed pens and runs, attached building																					C	C				C			5.5.4
Animal hospitals - open pens and runs (see kennels and pet boarding)																					C				P				5.5.4
Apothecary Shop, retail sales incidental																P													9.2 Definition
Automobile rental/leasing, no sales																		P	C	C	P	P	P		P			5.5.4, CBD limited	
Automobile repair, service and inspection																			C	C	P	P	P	P	P			5.5.4, CBD limited	
Automobile washing establishment																			C		P	P	P	P				5.5.4	
Automobile washing establishment, Hand-Wash Only																	P	C			P	P	P	P					

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Banks, finance and insurance offices																P		P	P	C	P	P		P				
Banks with drive throughs																P		P	C	C	P	P		P				CBD
Bail bonding establishments																P			P	C					P			
Barber/Beauty Shop - excluding home occupations															P	P		P	P	C	P	P			P		P	
Clinic, Medical, Therapeutic																	P	P	P	C	P	P		P		P	P	
Clothing alterations and repair excluding home occupations																		P	P	C	P	P						
Computer operations, data processing, data storage (electronic)																P	P	P	P	C	P	P	P	P	P	P	P	
Contractor's office and storage yard																					C		C	P	P	P		
Copying/printing services																P		P	P	C	P	P	P	P	P	P	P	
Crematorium																C		C	C		C		C		C			5.5.4
Day care centers - adult																C		C	C		C	C	C					5.5.4
Day care centers - child																C		C	C		C	C	C					5.5.4
Dry cleaning - personal																		P	P		P	P					P	
Dry cleaning and laundry - industrial																					P				P	P		
Electronic and appliance repair																		P	P	C	P	P	P	P	P			
Equipment Rental with outside storage																				C	P	P	P	P	P	P		
Exterminating/pest control service																					P				P			
Fitness center, licensed massage therapy																C		C			P	P			P		P	
Funeral homes																P		C			P		P		P			
Health spas, fitness and tanning																C		P	P		P	P	P		P		P	
Home services - carpet cleaning, home cleaning, interior design, locksmith upholstery and general personal goods repair etc. (no outdoor storage of materials)																		P	P	C	P	P	P		P		P	
Kennels and pet boarding																					C	C				C		5.5.4
Laundry, coin operated																		P	P		P	P						
Newspaper offices with printing plants incidental to such offices																			P	C	P				P	P		
Offices - business, medical and professional excluding retail trade and home occupations															P	P	P	P	P	C	P	P	P	P	P	P	P	
Self storage, mini-warehouse																					P		P	P	P	P		
Shoe and leather repair																		P	P	C	P	P			P		P	
Shooting/archery ranges indoor only																					C	P		C		P		

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Sign painting, fabrication																				C	P			P	P	P	P		
Studios for artists, photographers etc.																P	P		P	P	C	P	P			P		P	
Tanning salon																P	P		P	P	C	P	P			P		P	
Tattoo parlors																					C	C							
Telegraph/Messenger Service																			P	P	C	P	P	P			P	P	
Upholstery shops																				C	C	C				P			
Accessory structures and uses when located on the same lot as the main structure, excluding open storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.2.8
Temporary Uses that comply with Chapter 113 of the Goldsboro City Code																				P	P	P	P	P	P	P		See Chapter 113 of City Code	
Expansion of a nonconforming use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	5.5.4
ABC store, liquor sales																			P	P		P	P			P			
Automobile sales new, including the accessory uses of used car sales, leasing and service & repair																					C	P		P		P		5.5.4	
Automobile sales used, no service or repair																					C	C		C		C		5.5.4	
Automobile parts/supplies																				P	C	P	P	P		P			
Bakery																			P	P	C	P	P			P		P	
Boats, heavy or farm equipment and manufactured home sales, rental and/or service																					C	C		C	C	C		C	5.5.4
Building supply/lumber/tools etc . including outdoor storage																					C	C		C		P	P		
Convenience stores, with or without gas																				C	C	C	P	P	P		P	P	
Flea markets indoor only																				P	P		P	P		P			
Flea markets indoor/outdoor																						C		C		C		5.5.4	
Food Stores, retail only																				P	P		P	P		P		P	
Gas station - no major repair work																				P	P	C	P	P	P		P		
Garden supply, greenhouses, nurseries, with outdoor storage																					C	P		P	P	P			

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Grocery stores over 30,000 sq. ft.																						P	P	P						
Pawn shops																				P	C	P	P			P				
Pet shops - no outdoor kennels or animal storage																			P	P	C	P	P	P					P	
Pharmacy, over 15,000 sq. ft.																						P	P	P						
Pharmacy, less than or equal to 15,000 sq. ft.																			P	P		P	P							
Produce and fruits within buildings																				P	C	P	P						P	
Retail, large durable goods, not in its own category - examples appliances, electronics, lawn mowers, bicycles, etc., containing less than 30,000 sq. ft.																			C	P	C	P	P	P			P		P	
Retail, furniture sales																			P	P	C	P	P	P			P		P	
Retail sales, greater than 30,000 sq. ft. with outdoor storage not otherwise listed																					C	C	C	C			C			
Retail sales, less than 30,000 sq. ft. with outdoor storage not otherwise listed																						C	C	C			C			
Retail, small nondurable goods, not in its own category - examples clothes, household supplies, toys, art supplies, sporting goods, gifts, books, etc., containing less than 30,000 sq. ft.																			P	P	C	P	P				P		P	
Shopping centers, superstores, discount warehouse clubs or other retail, not in its own category, any over 30,000 sq. ft.																						P	P	P			C			5.3.5.2 & 5.3.5.3
Auto Painting and Body Shops																					P	C	P				P			
Borrow pits, sand and gravel operations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C	C	C	C	5.5.4	
Chemical products manufacturing and processing																											C			5.5.4
Cold storage, freezer lockers																					P	P				P	P			
Dairy products processing and packaging																						P			P	P	P			
Electrical Motors Sales and Repair																				C	C	P				P				
Food preparation for wholesale and vending markets																						P		P	P	P	P			

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General manufacturing or processing not in its own category																								P	P	P			
General warehousing and distribution not in its own category																					C	P			P	P	P		
Greenhouse, nursery wholesale, government	P																			C	C					P			
Ice Plants																					P	C	P		P	P			
Junk yards, salvage yards, recycling of metal, paper and other materials																										C		5.5.4	
Meat products processing and packaging																										C		5.5.4	
Mineral products manufacturing, including cement, concrete, bricks, glass, gypsum etc.																										C		5.5.4	
Outdoor storage of goods or materials for uses not otherwise listed																					C	C	C	C	C	C	C		
Maintenance and service facilities for motorized equipment																					C	C	C	C	C	C	C		
Petrochemicals manufacturing and processing, including asphalt paving plants, asphalt roofing plants, refineries etc.																										C		5.5.4	
Storage of flammable liquids/gases																										C		5.5.4	
Storage or treatment of hazardous materials or chemicals																										C		5.5.4	
Tire recapping or retreading																					C	P				P			
Wood products manufacturing, including lumber mills, wood composite panels etc.																										C		5.5.4	
Arcades, gamerooms, pool halls, places of entertainment with no ABC permit, bowling alleys, miniature golf facilities																					C		C	C	C				5.5.4
Bars, nightclubs, pool halls, places of entertainment with an ABC permit, bowling alleys, miniature golf facilities																					C		C	C	C				5.5.4
Bed and Breakfast							C	C	C	C	C	C				C	C				C		C					5.5.4	
Bingo game establishments																C					C	C	C					5.5.4	

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Commercial riding stables on sites of minimum of 10 acres	P	P	P																										
Dairy bars, retail sales only																		P			P	P	P	P	P	P			
Extended stay hotel (30 days max.)																			P		P		P		P				
Golf courses and county clubs, on sites a minimum of 50 acres	P	P	P																										
Recreation uses not otherwise listed																							C	C	C				
Motels																				P		P			P				
Outdoor recreational facility - privately owned, not constructed in conjunction with a single-family subdivision or planned unit development			C	C		C		C		C		C				C		C				C			C		C	5.5.4	
Restaurants, drive in																						C	C	C		C		5.5.4	
Restaurants, drive through or pick-up window																				C		P	P	P		P		5.5.4	
Restaurants and employee cafeterias when located within the principle building																P	P	P	P			P	P	P	P	P	P		
Restaurants, general																				P	P	P	P	P	P		P		
Sexually oriented business																						C						5.5.4	
Skating rink, ice and roller																C						P	P						
Theaters, multiplexes																				P		P	P				P		
Zoos, on sites a minimum of 50 acres	C	C																											
Cell towers, co-location facilities, private water towers, radio and television transmission towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	5.5.4
Public sanitation collection, recycling and disposal facilities, not including hazardous waste																		P											
Public water towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	P	P		
Public water treatment, wastewater treatment facilities																	P												
Radio and television stations, studios and offices																P		P	P			P	P	P		P	P		
Airports and support facilities	C																												

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Automobile parking as a principle use																		P	P	P	P	P	P		P					
Bus terminals																							P							
Charter bus services																				C	P		P	P	P	P				
Limousine services																				C	P		P	P	P	P				
Maintenance and service facilities for commercial transportation equipment																				C					P					
Public transit garages and maintenance facilities																	P								P	P				
Rail terminals and facilities																									P	P				
Taxi cab stands/dispatch																			P	P	P	P			P					
Tourist and travel agencies providing transportation for tours, expeditions, etc., on-site.																				C		P	P							
Tourist and Travel Agencies, <u>not</u> providing transportation for tours, expeditions, etc., on-site																P		P	P		P	P		P	P		P			
Trucking terminals and services																						C		C		P	P			