

Table 1: Permitted and Conditional Uses and Off-Street Parking Requirements, by District (Note g)								
P = Permitted by right C = permitted conditionally N = not permitted NA = not applicable GFA = gross floor area								
Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Sector 11: Agriculture, Forestry, Fishing and Hunting								
Agricultural production, crops	111	N	P	P	P	P	P	NONE
Agricultural production, livestock, and animals	112							
Livestock	112111	N	N	N	P	P	P	NONE
Concentrated Animal Feeding Operations, CAFOs (Sec. 3.1)	NA	N	N	N	N	C	N	NONE
Hog and pig farming	1122	N	N	N	N	P	P	NONE
Poultry and [as] pets/domestic (Sec. 3.26)	1123	C	C	C	C	P	P	NONE
Sheep and goat farming	1124	N	N	N	N	P	P	NONE
Animal aquaculture	1125	N	N	N	P	P	P	NONE
Other animal production	1129	N	N	N	P	P	P	NONE
Horses and other equine(Sec. 3.2)	11292	C	C	C	C	P	P	NONE
Fur-bearing production	11293	N	N	N	P	P	P	NONE
Forestry and logging	113	N	N	P	N	P	P	NONE
Commercial fishing, hunting, and trapping	114	N	N	N	N	P	P	NONE
Support activities for agricultural/forestry	115	N	N	P	P	P	P	1 per 1,000 GFA
Support activities for animal production	115210	N	N	P	P	P	P	1 per 1,000 GFA
Sector 21: Mining								
Mining	212	N	N	P	N	P	P	NONE
Sector 22: Utilities								
Electric, gas, and sanitary services	221							
Electric	2211							
Generation	22111	N	N	P	P	P	N	1 per 500 GFA
Transmission substation	22112	P	P	P	P	P	P	1 per 500 GFA
Natural gas distribution	2212	N	N	P	P	P	N	1 per 500 GFA
Water supply systems	22131							
Storage/treatment	22131	P	P	P	P	P	P	1 per 500 GFA
Transmission		P	P	P	P	P	P	1 per 500 GFA
Sewerage systems	22132							
Collection	22132	P	P	P	P	P	P	1 per 500 GFA

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Treatment	22132	P	P	P	P	P	P	1 per 500 GFA
Steam and air-conditioning supply	22133	N	N	P	P	P	N	1 per 500 GFA
Sector 23: Construction								
Bldg. construction-general contract and operative builders	236	N	N	P	P	P	P	1 per 1,000 GFA
Heavy construction other than bldg.	237	N	N	P	N	P	P	1per 1,000 GFA
Special-trade contractors	238	N	N	P	P	P	P	1 per 1,000 GFA
Sector 31-33: Manufacturing (Sec. 3.3)								
Food	311	N	N	C	N	C	C	1 per 800 GFA (d)
Beverage and tobacco	312	N	N	C	N	C	C	1 per 800 GFA (d)
Textile mills	313	N	N	C	N	C	N	1 per 800 GFA (d)
Textile product mills	314	N	N	C	N	C	N	1 per 800 GFA (d)
Apparel	315	N	N	C	N	C	C	1 per 800 GFA (d)
Leather and allied products	316	N	N	C	N	C	C	1 per 800 GFA (d)
Wood products	321	N	N	C	N	C	C	1 per 800 GFA (d)
Paper	322	N	N	C	N	C	N	1 per 800 GFA (d)
Printing and related activities	323	N	N	C	C	C	C	1 per 800 GFA (d)
Petroleum products	324	N	N	C	N	C	N	1 per 800 GFA (d)
Chemical products	325	N	N	C	N	C	N	1 per 800 GFA (d)
Plastic and rubber products	326	N	N	C	N	C	N	1 per 800 GFA (d)
Nonmetallic mineral products	327	N	N	C	N	C	C	1 per 800 GFA (d)
Primary metal	331	N	N	C	N	C	C	1 per 800 GFA (d)
Fabricated metal products	332	N	N	C	C	C	C	1 per 800 GFA (d)
Machinery	333	N	N	C	N	C	C	1 per 800 GFA (d)
Computer and electronic products	334	N	N	C	C	C	C	1 per 800 GFA (d)
Electrical equipment, appliances, and components	335	N	N	C	C	C	N	1 per 800 GFA (d)
Transportation equipment	336	N	N	C	N	C	C	1 per 800 GFA (d)
Furniture and related products	337	N	N	C	N	C	C	1 per 800 GFA (d)
Custom architectural woodwork	337212	N	N	C	C	C	C	1 per 800 GFA (d)

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Miscellaneous manufacturing	339	N	N	C	N	C	C	1 per 800 GFA (d)
Sector 42: Wholesale Trade								
Wholesale trade-durable goods	423	N	N	P	P	P	N	1 per 5,000 GFA
Wrecking, junk, and salvage (Sec. 3.4)	42314	N	N	N	N	N	N	1 per 5,000 GFA
Wholesale trade-nondurable goods	424	N	N	P	P	P	N	1 per 5,000 GFA
Wholesale electronic markets	425	N	N	P	P	P	N	1 per 500 GFA
Sector 44-45: Retail Trade								
Motor vehicle dealers	441	N	N	P	N	P	N	1 per 1,000 GFA
Automotive parts, accessories, and tires	4413	N	N	P	N	P	N	1 per 300 GFA
Furniture and home furnishings	442	N	N	P	P	P	N	1 per 1,000 GFA
Electronics and appliances	443	N	N	P	P	P	N	1 per 1,000 GFA
Building materials and garden supplies	444							
Home centers	44411	N	N	P	P	P	N	1 per 300 GFA
Paint and wallpaper stores	44412	N	N	P	P	P	N	1 per 300 GFA
Hardware stores	44413	N	N	P	P	P	N	1 per 300 GFA
Other building material dealers	44419	N	N	P	P	P	N	1 per 1,000 GFA
Lawn and garden equipment & supplies stores; farm supplies stores	4442	N	N	P	P	P	N	1 per 1,000 GFA
Food and beverage stores	445	N	N	P	P	P	N	3.5 per 1,000 GFA
Convenience stores	4451	N	N	P	P	P	N	1 per 200 GFA
Fruit and vegetable	44523	N	N	P	P	P	N	1 per 300 GFA
Liquor	4453	N	N	P	P	P	N	1 per 300 GFA
Health and personal care	446	N	N	P	P	P	N	1 per 300 GFA
Gasoline stations	447	N	N	P	P	P	N	1 per 200 GFA
Truck stops	44719	N	N	P	N	P	N	1 per 600 GFA
Clothing and accessory stores	448	N	N	P	P	P	N	1 per 300 GFA
Sporting goods, hobbies, books, and music	451	N	N	P	P	P	N	1 per 300 GFA
General-merchandise stores	452	N	N	P	P	P	N	1 per 300 GFA
Miscellaneous retail	453	N	N	P	P	P	N	1 per 300 GFA
Flea markets (used merchandise stores)	4533	N	N	P	N	P	N	1.5 per stall
Manufactured home dealers	45393	N	N	P	N	P	N	1 per 1,000 GFA

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Non-store retailers	454	N	N	P	P	P	N	1 per 500GFA
Fuel dealers	45431	N	N	P	N	P	N	1 per 1,000 GFA
Vendors (Sec. 3.21)	NA	N	N	C	C	P	N	2 per vendor
Sector 48-49: Transportation and Warehousing								
Air transportation	481	N	N	P	P	P	N	By Ind.Review
Rail transportation	482	N	N	P	P	P	N	1 per 500 GFA
Water transportation	483	N	N	C	P	C	N	1 per 500 GFA
Truck transportation (Sec. 3.23)	484	N	N	C	N	C	N	1 per 500 GFA
Transit and ground passenger transportation	485	N	N	P	P	P	N	1 per 500 GFA
Pipeline transportation	486	N	N	P	P	P	N	1 per 500 GFA
Scenic and sightseeing transportation	487	N	N	P	P	P	N	1 per 500 GFA
Support activities for transportation	488	N	N	P	P	P	N	1 per 500 GFA
U.S. Postal Service	491	N	N	P	P	P	N	1 per 350 GFA
Warehousing and storage (dead storage only)	493	N	N	P	P	P	N	1 per 5,000 GFA
Sector 51: Information								
Publishing industries	511	N	N	P	P	P	N	1 per 750 GFA
Motion pictures and sound industries	512	N	N	P	P	P	N	1 per 500 GFA
Motion-picture theaters	512131	N	N	P	P	P	N	1 per 3 seats
Broadcasting and Telecommunications	515	N	N	P	P	P	N	1 per 500 GFA
Communication towers & antennas (Sec. 3.5)	5172	N (h)	C	C	C	C	C	NONE
Internet and other information providers	518-9	N	N	P	P	P	N	1 per 500 GFA
Libraries	51912	N	N	P	P	P	N	1 per 300 GFA
Sector 52: Finance and Insurance								
Banks	521	N	N	P	P	P	N	1 per 300 GFA
Credit intermediation	522	N	N	P	P	P	N	1 per 300 GFA
ATM machines (Sec. 3.22)	52211	N	N	P	P	P	N	2 Spaces
Pawn shops	522298	N	N	P	P	P	N	1 per 300 GFA
Security & financial investments	523	N	N	P	P	P	N	1 per 300 GFA
Insurance carriers and related activities	524	N	N	P	P	P	N	1 per 300 GFA
Funds, trust, and other financial	525	N	N	P	P	P	N	1 per 300 GFA

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Sector 53: Real Estate, Rental, and Leasing								
Real estate	531	N	N	P	P	P	N	1 per 300 GFA
Miniwarehouses (Sec. 3.24)	53113	N	N	P	P	P	N	1 per 300 GFA office + 1 per 100 GFA
Rental and leasing services	532	N	N	P	P	P	N	1 per 300 GFA office + 1 per 100 GFA
Video rentals	53223	N	N	P	P	P	N	1 per 300 GFA
Sector 54: Professional, Scientific, and Technical Services								
Professional, scientific, technical services	541	N	N	P	P	P	N	1 per 300 GFA
Display advertising (signs) services	54185	N	N	P	P	P	N	1 per 300 GFA
Veterinary services, partially unenclosed	54194	N	N	P	N	P		1 per 300 GFA
Veterinary services, completely enclosed	54194	N	N	P	P	P		1 per 300 GFA
Sector 55: Management								
Management of companies and enterprises	551	N	N	P	P	P	N	1 per 500 GFA
Sector 56: Administrative Support and Waste-Management Services								
Administrative and support services	561	N	N	P	P	P	N	1 per 750 GFA
Landscape services	56173	N	N	P	P	P	P	1 per 1,000 GFA
Waste-management services	562							
Waste collection	5621	N	N	P	N	P	N	1 per 1,000 GFA
Hazardous waste treatment and storage	562211	N	N	N	N	N	N	1 per 1,000 GFA
Solid waste landfill (Sec. 3.6)	562212	N	N	C	N	P	N	1 per 1,000 GFA
Material recovery facilities (Sec. 3.4)	562920	N	N	N	N	N	N	1 per 1,000 GFA
Recycling deposit and transfer stations	562920	N	N	P	P	P	N	1 per employee
Solid-waste incinerators	562213	N	N	N	N	P	N	1 per 1,000 GFA
All other waste management	56299	N	N	N	N	P	N	1 per 1,000 GFA
Sector 61: Educational Services								
Educational services	611							
Elementary and middle schools	6111	P	P	P	P	P	P	2 per classroom
High schools	6111	N	N	P	P	P	N	6 per classroom, plus 1 per 8
Junior colleges, colleges, universities, and prof. schools	6112-3	N	N	P	P	P	N	8 per classroom, plus 2 per office

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Business schools, computer, schools, and management- training schools	6114-5	N	N	P	P	P	N	8 per classroom, plus 2 per office
Other schools and instruction	6116	N	N	P	P	P	N	9 per classroom, plus 2 per
Educational support services	6117	N	N	P	P	P	N	1 per 500 GFA
Sector 62: Health Care and Social Assistance								
Ambulatory health care services	621							
Offices of physicians and health practitioners	6211-3	N	N	P	P	P	N	1 per 200 GFA
Outpatient-care centers	6214	N	N	P	P	P	N	1 per 300 GFA
Medical and diagnostic labs	6215	N	N	P	P	P	N	1 per 400 GF
Home-health-care services	6216	N	N	P	P	P	N	1 per 500 GFA
Other ambulatory health-care services	6219	N	N	P	P	P	N	1 per 500 GFA
Hospitals	622	N	N	P	P	P	N	2 per bed
Nursing and residential care facilities (Sec. 3.11)	> 623							
Nursing care facilities	6231	N	C	C	C	C	N	1 per 4 beds
Residential mental retardation, mental health, and substance abuse facilities	6232	N	C	C	C	C	N	1 per 4 beds
Community care for elderly	6233	N	C	C	C	C	N	1 per 4 beds
Social assistance	624							
Individual and family services	6241	N	N	P	P	P	N	1 per 350 GFA
Community food & housing, & emergency & relief services	6242	N	N	P	P	P	N	1 per 350 GFA
Vocational-rehab. services	6243	N	N	P	P	P	N	1 per 350 GFA
Child/adult daycare services	6244	N	P	P	P	P	N	1 per 600 GFA
Sector 71: Arts, Entertainment, and Recreation								
Performing arts, spectator sports, etc.	711							
Performing arts	7111	N	N	P	P	P	N	1 per 500 GFA
Spectator sports	7112	N	N	P	P	P	N	1 per 5 seats or 50 square feet of standing or seating area
Motorized vehicle race tracks (Sec. 3.21)	711212	N	N	C	N	C	N	
Horse race tracks	711212	N	N	P	P	P	N	
Other spectator sports	711219	N	N	P	P	P	P	
Museums and similar Institutions	712	N	N	P	P	P	N	1 per 1,000 GFA

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Zoos	71213	N	N	N	N	P	N	By individual review
Nature parks, boat landings, and public parks	71219	P	P	P	P	P	P	By individual review
Amusement and recreation industries	713							
Amusement parks, arcades	7131	N	N	P	N	P	N	1 per 500 GFA
Gambling Ind. (See definitions)	7132	N	N	P	P	P	N	1 per 500 GFA
Golf courses and country clubs	71391	P	P	P	P	P	P	5 per hole
Marinas	71393	N	N	P	P	P	P	1.5 per slip
Fitness and rec. sport centers	71394	N	N	P	P	P	N	1 per 500 GFA
Bowling centers	71395	N	N	P	P	P	N	5 per lane
All other amusement, including indoor gun clubs and indoor firing ranges	713990	N	N	P	P	P	P	1 per 500 GFA
Gun club and firing ranges (outdoor)	713990	N	N	N	N	P	N	1 per target area
Riding stables	713990	N	N	P	N	P	P	1 + 1 per stall
Sector 72: Accommodation and Food Services								
Hotels and motels	72111	N	N	P	P	P	N	1.5 per rental unit
Bed & breakfast inns (Sec. 3.7)	721191	N	C	P	P	P	C	1.5 per bedroom
Camps and RV parks (Sec. 3.8)	72121	N	N	C	N	C	N	Not Applicable
Rooming and boarding houses and dormitories	72131	N	P	P	P	P	N	1 per bedroom
Group housing (Grooms)	72131	N	P	P	N	P	N	1 per bedroom
Eating places, excluding drive-ins & and drive-throughs	7221-2	N	N	P	P	P	N	1 per 3 seats
Eating places, including drive-ins and drive-throughs	7221-2	N	N	P	P	P	N	1 per 3 seats
Special food services	7223	N	N	P	P	P	N	1 per 3 seats
Drinking places	7224	N	N	P	P	P	N	1 per 3 seats
Sector 81: Other Services (except Public Administration)								
Repair and maintenance	811							
General auto repair (Sec. 3.9)	811111	N	N	C	C	P	C	3 per service bay
Car wash (Sec. 3.9)	811192	N	N	C	C	P	C	2 per service bay
Other repair (Sec. 3.9)	8112-14	N	N	C	C	P		1 per 350 GFA

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Personal and laundry services	812							
Personal care services—beauty, barbers etc. (not including tattoo parlors)	8121	N	N	P	P	P	P	2.5 per chair
Funeral homes and death-care services	8122	N	N	P	P	P	N	1 per 4 chapel seats
Cemeteries	81222	N	N	P	N	P	N	NONE
Crematories	81222	N	N	P	N	P	N	2 + 1 per 4 chapel
Laundry & dry cleaning services	8123	N	N	P	P	P	N	1 per 500 GFA
Coin-operated laundries/dry cleaning	81231	N	P	P	P	P	N	1 per 250 GFA
Other personal services	8129	N	N	P	P	P	N	1 per 300 GFA
Pet care (kennels)	81291	N	N	P	P	P	P	1 per 300 GFA
Photo-finishing lab	812921	N	N	P	P	P	N	1 per 500 GFA
Automotive parking lots and garages	81293	N	N	P	P	P	N	Not applicable
Sexually oriented businesses	81299	N	N	C	N	N	N	1 per 250 GFA
All other personal services	81299	N	N	P	P	P	N	1 per 350 GFA
Religious, fraternal, civic, professional, political, and business organizations	813							
Religious organizations	8131	P	P	P	P	P	P	1 per 3 seats in Sanctuary
All other organizations	8132-9	N	N	P	P	P	N	1 per 350 GFA
Sector 92: Public Administration								
Executive, legislative, and general government	921	N	N	P	P	P	N	1 per 350 GFA
Justice, public order and safety	922	N	N	P	P	P	N	1 per 350 GFA
Courts	92211	N	N	P	P	P	N	1 per 350 GFA
Police protection	92212	P	P	P	P	P	P	1 per 350 GFA
Correctional institutions	92214	N	N	P	N	P	N	By indiv. review
Fire protection	92216	P	P	P	P	P	P	4 per bay
Administration of human resources	923	N	N	P	P	P	N	1 per 350 GFA
Administration of environmental-quality and housing programs	924-5	N	N	P	P	P	N	1 per 350 GFA
Administration of economic programs	926	N	N	P	P	P	N	1 per 350 GFA
Residential Uses								
Site-built dwellings	NA							

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
Single-family detached dwellings	NA	P	P	P	P	P	P	2 per dwelling
Duplex, triplex, and quadruplex dwellings (Sec. 3.12)	NA	N	C	C	C	C	N	2 spaces per unit
Multifamily, and apartments (Sec. 3.11)	NA	N	C	C	C	C	N	1.5 spaces for 1 b.r. unit; 2 spaces for 2 b.r. units
Townhouses (Sec. 3.12)	NA	N	C	C	C	C	N	2 spaces per unit
Patio and zero-lot-line homes (Sec. 3.13)	NA	N	C	C	C	C	N	2 spaces per unit
Manufactured Dwellings								
Residential-design (Sec. 3.14)	NA	N	C	C	N	C	C	2 spaces per unit
Standard-design (Sec. 3.14) (e)	NA	N	C	C	N	C	C	2 spaces per unit
Manufactured home parks (Sec. 3.15)	NA	N	N	C	N	C	N	2 spaces per unit
Modular homes	NA	P	P	P	P	P	P	2 spaces per unit
Accessory uses to residential uses								
Bathouses and cabanas	NA	P	P	P	P	P	P	NONE
Domestic animal shelters	NA	P	P	P	P	P	P	NONE
Non-commercial greenhouses	NA	P	P	P	P	P	P	NONE
Storage buildings/workshops	NA	P	P	P	P	P	P	NONE
Swimming pools, tennis courts	NA	P	P	P	P	P	P	NONE
Auxiliary sheds & workshops	NA	P	P	P	P	P	P	NONE
Home occupations (Sec. 3.16)	NA	C	C	P	P	C	C	NONE
Horticulture, and gardening	NA	P	P	P	P	P	P	NONE
Accessory apartments (Sec. 3.17)	NA	C	C	C	C	C	C	Sec. 3.17
Detached garages	NA	P	P	P	P	P	P	NONE
Family day-care homes	NA	P	P	P	P	P	C	NONE
Satellite dishes, etc.	NA	P	P	P	P	P	P	NONE
Accessory Uses to Non-Residential Uses								
Buildings/structures (Sec. 8.6)	NA	P	P	P	P	P	P	NONE
Open storage (Sec. 3.18)	NA	N	C	C	C	C	C	NONE
Temporary Uses								
All temporary uses (Sec. 3.19)	NA	C	C	C	C	C	C	Sec. 3.20

(a) Off-street parking requirements computed on basis of number of spaces per square feet of gross floor area (GFA).

Zoning Districts	NAICS	RC	RD	UD	LD	RUD	AP(i)	Required Parking
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- (b) Permitted on existing lot of record as of July 1, 1992, and on any new lot ten (10) acres or greater in size, or any court-ordered subdivision.
 - (c) Permitted in NC District, not to exceed five thousand (5,000) square feet GFA.
 - (d) 1.0 per eight hundred (800) square feet GFA, or as determined by review by the planning and development director on a case-by-case basis to be sufficient for the largest number of employees on any shift, including any additional spaces required for overlapping shifts.
 - (e) Refer to Section 3.14.1 Manufactured Housing, which reads as follows: "However, such "pre-76" manufactured housing built before 1976 may be relocated within Aiken County until November 1, 2011 provided that such housing is registered with Aiken County in compliance with State and County Codes, that an Aiken County Moving Permit is obtained, and that such housing is owner-occupied".
 - (f) Family daycare homes in RH5 Districts are considered to be home occupations and therefore subject to the requirements described in Section 3.16 Home Occupations of this chapter.
 - (g) In the event that the uses permitted by this Table 1 in the HCO District conflict with the uses permitted in the Districts which underlie the HCO District, the more restrictive and stringent use regulations shall prevail (see section 24-2.12.15).
 - (h) Refer to section 24-3.5.9 for these districts.
 - (i) In the AP District, commercial business where permitted in Table 1 shall meet the following condition to insure it remains "small scale" in keeping with its neighborhood: No more than twelve (12) employees, including fulltime and part-time employees, contract workers, and family member/residents of the property.
- (Ord. No. 07-6-12, § 5, 6-5-07; Ord. No. 07-11-25, § 1, 11-27-07; Ord. No. 08-03-13, § 1, 3-4-08; Ord. No. 08-03-17, 4-1-08; Ord. No. 08-06-28, § 1, 6-17-08; Ord. No. 08-09-34, § 1(LMR 6), 9-16-08; Ord. No. 14-12-18, § 1, 12-9-14; Ord. No. 15-10-11, § 1, 10-20-15; Ord. No. 16-09-16, § 1.A, 9-20-16; Ord. No. 18-02-04, § 1, 2-6-18; Ord. No. 18-02-05, § 1, 2-6-18; Ord. No. 19-06-19, § 1, 6-18-19)