

ARTICLE 10. TABLE OF PERMITTED USES (Revised. 11-12-09)

Districts in which particular uses are permitted as a use-by-right are indicated by "P." Uses not specifically listed in the Table of Permitted Uses are prohibited.

Districts in which particular uses are permitted as a conditional use upon approval of the City Board of Aldermen are indicated by "C." See the Table of Regulations for Conditional Uses, Section 12-18, for details of each conditional use.

Districts in which particular uses are prohibited are indicated by a blank.

Any land use listed in the Table of Permitted Uses that incorporates or utilizes a drive-in facility must have its site design plan and proposed traffic circulation and parking plan approved by the City of Southport. Those plans must be approved prior to construction of the drive-in facility.

Minimum zoning district area (acreage) requirements are defined in Article 11, Table of Area, Yard, Density, and Height Requirements.

TABLE OF PERMITTED USES

PERMITTED USES	ICS ¹	R-10	R-20	MF ²	MH ²	PUD ³	O-I	CBD	BD	HC	LI	HI	OS	Supplemental Regulations
ACCESSORY USE/STRUCTURE (See Sect. 10-1, Note 4)		P	P	P	P	P	P	P	P	P	P	P		
ACCOUNTING OFFICE	541219						P	P	P	P				
ADULT BOOKSTORE												C		Section 12-19(B)(1)
ADULT CABARET												C		Section 12-19(B)(1)
ADULT ESTABLISHMENT												C		Section 12-19(B)(1)
ADULT LIVE ENTERTAINMENT												C		Section 12-19(B)(1)
ADULT LIVE ENTERTAINMENT BUSINESS												C		Section 12-19(B)(1)
ADULT HOTEL												C		Section 12-19(B)(1)
ADULT MINI MOTION PICTURE THEATER												C		Section 12-19(B)(1)
ADULT MOTION PICTURE THEATER												C		Section 12-19(B)(1)
ADVERTISING AGENCY	541810						P	P	P	P				
ALARM SYSTEMS & OTHER PROTECTIVE SERVICES	561621							P	P	P				
ALCOHOLIC BEVERAGES, PACKAGED, RETAIL SALES								P	P	P				
AMUSEMENT & RECREATIONAL SERVICES NOT ELSEWHERE CLASSIFIED	713990									P				
ANTIQUE SHOP	453310							P	P	P				

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PERMITTED USES	ICS ¹	R-10	R-20	MF ²	MH ²	PUD ³	O-I	CBD	BD	HC	LI	HI	OS	Supplemental Regulations
APPLIANCE DEALER	443111							P	P	P				
ARTIST, COMMERCIAL INCL. SILK SCREENING	541430							P	P	P				
ARTS & CRAFTS SHOPS	451120					P		P	P	P				
ASSOCIATIONS OR ORGANIZATIONS: CIVIC, SOCIAL & FRATERNAL	813410					P	P	P	P	P				
AUTOMOBILE & TRUCK DEALERS, NEW & USED (NO PAINT AND REPAIR)	441110								P	P	P			
AUTOMOBILE & TRUCK DEALERS, NEW & USED (WITH PAINT AND REPAIR)									P	P	P			
AUTOMOBILE CARE CENTER									P	P	P			
AUTOMOBILE PARTS & SUPPLY STORE	441310							P	P	P	P			
AUTOMOBILE RENTING & LEASING	532111/ 532112							P ⁱ	P	P	P			
AUTOMOBILE REPAIR SHOPS	811111								P	P ⁱⁱ	P ⁱⁱ	P		
AUTO SERVICES, EXCEPT REPAIR (CLEANING, POLISHING, TOWING, ETC.)	811192								P	P	P	P		
BAKERIES, RETAIL	445291					P		P	P	P				
BANKING	522120					P	P	P	P	P				
BARBER SHOPS	812111					P		P	P	P				
BEAUTY SALONS	812112					P		P	P	P				

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BICYCLE SHOPS, INCL. REPAIRS	451110							P	P	P				
BOAT DEALERS, INCL. REPAIRS	441222								P	P				
BOOK STORES AND NEWSPAPER STANDS	451211					P		P	P	P				
BOWLING ALLEYS & POOL HALLS	713950								P	P				
BUILDING MATERIAL DEALERS	444190								C	P	P	P		Section 12-19 (B) (2)
BUSINESS COLLEGES, BARBERS & BEAUTY SCHOOLS, ART SCHOOLS, MUSIC & DANCE STUDIOS AND SIMILAR							C	C	P	P				Section 12-19 (B) (3)
BUSINESS SERVICES, NOT ELSEWHERE CLASSIFIED	561						C	C	C	C				Section 12-19 (B) (4)
BUSINESS SERVICES, NOT ELSEWHERE CLASSIFIED WITHOUT OUTSIDE SALES OR STORAGE							C	C	C	C				Section 12-19 (B) (4)
BUS TERMINALS AND RAILROAD STATIONS									P					
CAMERA AND PHOTO SHOPS								P	P	P				
CARPET & RUG DEALERS, INCL. OTHER FLOOR MATERIALS AND SERVICES	442210							P	P	P				
CARPET & UPHOLSTERY CLEANERS (ON CUSTOMER'S PREMISES)	561740							P	P	P				
CATALOG STORES	454110							P	P	P		C		Section 12-19 (B)(5)
CHIMNEY & FURNACE CLEANING	561790							P	P	P	P			

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CHIROPRACTORS	621310					P	P	P	P	P				
APPAREL/CLOTHING STORES	448140							P	P	P				
CLUBS AND LODGES CATERING EXCLUSIVELY TO MEMBERS AND THEIR GUESTS		C	C			C		C	P	P				Section 12-19 (B) (6)
COMMERCIAL PARKING LOTS	812930						C	C	C	P	C			Section 12-19 (B) (7)
COMMUNICATION FACILITIES, INCL. RADIO & TV STATIONS, TOWERS, ETC.	513120							C	C	P	P	P		Section 12-19 (B) (8)
COMPUTERS & DATA PROCESSING SERVICES	514210						P	P	P	P				
CONTRACTORS, BUILDING W/NO OPEN STORAGE OF MATERIALS (OFFICE ONLY)	233						P	P	P	P	P	P		
CONTRACTORS, BUILDING W/OPEN STORAGE OF MATERIALS	233									P	P	P		
CONTRACTORS, EQUIPMENT & SUPPLY DEALERS & SERVICE	811310									P	P	P		
CONTRACTORS, HEAVY CONSTRUCTION; GRADING, PAVING, MARINE, ETC.	234										P	P		
CONTRACTORS, SPECIAL TRADES; I.E., ELECTRICIANS, PLUMBERS, ETC., NO OPEN STORAGE OF MATERIALS (OFFICE ONLY)	235						P	P	P	P	P	P		
CONTRACTORS, SPECIAL TRADES; I.E., ELECTRICIANS, PLUMBERS, ETC. WITH OPEN STORAGE OF MATERIALS	235									P	P	P		

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CONVENIENCE FOOD STORES	445120					P		P	P	P				
COPYING & DUPLICATING SERVICES	561439					P	P	P	P	P				
CREDIT AGENCIES OTHER THAN BANKS	561450						P	P	P	P				
CULTURAL ARTS CENTER, INCL. THEATERS, OFFICES, CLASSROOMS, ETC.						P	P	P	P	P				
DANCE STUDIOS	611610					P	P	P	P	P				
DAY CARE FACILITIES, ADULT	624120	C	C	C	C	C	C	C	P	P				Section 12-19 (B) (9)
DAY CARE FACILITIES, CHILD	624410	C	C	C	C	C	C	C	P	P				Section 12-19 (B) (10)
DENTISTS & DENTAL LABS	621210					P	P	P	P	P				
DEPARTMENT & VARIETY STORES	452110							P	P	P				
DIVERS, COMMERCIAL, NO EQUIPMENT STORAGE								P	P	P	P	P		
DIVERS W/EQUIPMENT STORAGE									P	P	C	C		Section 12-19 (B) (11)
DRUG STORES	446110					P		P	P	P				
DRY CLEANERS (see Sect. 10-1, Note 5)	812320					C		P	P	P				Section 12-19 (B) (12)
DRY GOODS SALES								P	P	P				
DRY STORAGE (boats, water craft, and recreational vehicles)									P	P	P	P		

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ELECTRIC MOTOR REPAIR SHOPS	811310							C	P	P	P	P		Section 12-19 (B) (13)
ELECTRONIC GAMING OPERATIONS										C				Section 12-19 (B) (14)
EMPLOYMENT AGENCIES OR CONTRACTORS	561310						P	P	P	P				
ENGINEERING, ARCHITECTURAL & SURVEYING OFFICES	541330						P	P	P	P				
ESCORT AGENCY	812990											C		Section 12-19 (B) (1)
EXOTIC CAR WASH												C		Section 12-19 (B) (1)
EXOTIC MAID SERVICE												C		Section 12-19 (B) (1)
EXTERMINATING SERVICES	561710							P ⁱⁱⁱ	P ⁱⁱⁱ	P	P	P		
FAMILY RECREATION CENTERS						C		C	P	P				Section 12-19 (B) (15)
FARMERS'S MARKET	445230	C				C		C	P	P			C	Section 12-19 (B) (16)
FARM MACHINERY SALE AND SERVICE									C	P	P			Section 12-19 (B) (2)
FEED, SEED, AND FERTILIZER SALES, RETAIL									P	P	P			
FISHING, COMMERCIAL	11411							P	P	P				
FLEA MARKET, CONTAINED WITHIN A BUILDING	454390							P	P	P				

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FLEA MARKET, OPEN AIR										C				Section 12-19 (B) (17)
FLORIST SHOP	453110					P	P	P	P	P				
FRUIT & VEGETABLE MARKET, WHOLESALE WITH INCIDENTAL RETAIL	445230							C	C	P	P	C		Section 12-19 (B) (18)
FUEL & ICE DEALERS	422710								P	P	P	P		
FUNERAL HOMES	812210						P	P	P	P				
FURNITURE & OTHER HOME FURNISHINGS STORES	442110							P	P	P				
FURRIERS AND FUR STORAGE									P	P				
GARBAGE COLLECTION, PRIVATE (NO LANDFILLS)	562111											P		
GAS COMPANIES (LP-BOTTLED & BULK STORAGE) [See Sect. 10-1, Note 6]	324110										P	P		
GIFT, NOVELTY & SOUVENIR SHOPS	453220					P		P	P	P				
GOLF COURSE, PRIVATE OR PUBLIC, W/RELATED SERVICES INCL. PRO SHOP	713910	P	P	P		P								
GOVERNMENT USE, CITY OF SOUTHPORT		P	P	P	P	P	P	P	P	P	P	P	P	
GOVERNMENT USES WITH BUILDINGS, NON-CITY OF SOUTHPORT		C	C	C	C	C	C	C	C	C	C	C		Section 12-19 (B) (19)
GROCERY STORES	445110					P		P	P	P				
GUEST LODGING	721199						P	P	P	P				

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GUNSMITH SHOP, INCL. REPAIR	451110							P	P	P				
HARDWARE STORE	444130							P	P	P	P	P		
HEALTH SERVICES, I.E., DOCTORS OFFICES, CLINICS & SUPPORTIVE LABORATORIES						P	P	P	P	P				
HEAR AID SALES AND SERVICE								P	P	P				
HOBBY, TOY & GAME SHOPS	451120					P		P	P	P				
HOME OCCUPATION		C	C	C	C	C	C							Section 12-19 (B) (20)
HOSPITAL EMERGENCY AIR AMBULANCE HELIPAD							C							Section 12-19 (B) (21)
HOSPITALS, EXCEPT ANIMAL HOSPITALS	622110						P	P	P	P				
INSURANCE AGENCIES, INCL. RELATED SERVICES	524210					P	P	P	P	P				
INTERIOR DESIGN OR DECORATOR SHOPS	541410					C		P	P	P				Section 12-19 (B) (22)
JAIL (see SECT. 10-1, Note 7)	922140									P	P	P		
JANITOR SERVICES, COMMERCIAL	561720							P	P	P	P			
JEWELRY STORES	448310							P	P	P				
KENNELS (COMMERCIAL BOARDERS & BREEDERS)	812910									C	P	P		Section 12-19 (B) (23)
LABOR UNIONS & SIMILAR ORGANIZATIONS	813930						C	P	P	P	P	P		Section 12-19 (B) (24)

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LABORATORIES - TESTING	541380						C	P	P	P	P	P		Section 12-19 (B) (25)
LAUNDRY, INDUSTRIAL	812332									P	P	P		
LAUNDRY, DRY CLEANING AND LAUNDROMAT SERVICES, EXCEPT INDUSTRIAL	812320					P		P	P	P				
LAW OFFICES	541110					P	P	P	P	P				
LAWN & GARDEN STORES	444220					P		P	P	P				
LEATHER GOODS, SALES AND SERVICE (tanning and curing of leather shall be prohibited)								P	P	P				
LIBRARY	514120					P	P	P	P	P				
LIQUOR STORES	445310							P	P	P				
LOCKSMITH SHOP, INCL. REPAIR	561622							P	P	P				
MANUFACTURED HOME (INDIVIDUAL) FOR OFFICE AND/OR EXHIBITION					C	C	C	C	C	C	C	C		Section 12-19 (B) (26)
MARINA, COMMERCIAL (INCLUDING DRY STORAGE)	713930					P		P	P	P	P	P		
MEAT MARKET	445210					P		P	P	P				
MILLINERY SHOPS								P	P	P				
MINI-WAREHOUSING	493110								C	P	P	P		Section 12-19 (B) (27)
MANUFACTURED HOME DEALERS	453930									P	P			

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MOTELS & HOTELS	721110					C	C	C	C	P				Section 12-19 (B) (28)
MOTORCYCLE DEALERS	441221								C	P				Section 12-19 (B) (29)
MOTOR FREIGHT COMPANIES	484110									P	P	P		
MOVIE THEATERS, EXCEPT DRIVE-IN	512131							P	P	P				
MOVERS, VAN LINES & STORAGE	484210									P	P	P		
MUSEUMS, ART GALLERIES	712110						P	P	P	P				
MUSICAL INSTRUMENT DEALERS, INCL. REPAIR								P	P	P				
NEEDLEWORK SHOP	451130					P		P	P	P				
NEWSPAPER OFFICES							P	P	P	P				
NIGHT CLUBS, NOT CONTAINED IN RESTAURANTS, MOTELS OR SIMILAR BUSINESSES	722410							C	C	C				Section 12-19 (B) (30)
NUDE MODEL STUDIO												C		Section 12-19 (B) (1)
NURSING & PERSONAL CARE FACILITY (see Sect. 10-1, Note 8)	623110					C	C		C	P				Section 12-19 (B) (31)
OFFICE EQUIPMENT & SUPPLY STORE, INCL. REPAIRS	453210							P	P	P				
OFFICES							P	P	P	P				
OPTICAL STORES	446130					P		P	P	P				
OPTOMETRIST; OPHTHALMOLOGIST						P	P	P	P	P				

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PACKAGE DELIVERY SERVICES, COMMERCIAL	492210						C	C	C	P	P	P		Section 12-19 (B) (32)
PAINT, GLASS & WALLPAPER STORES	444120							P	P	P				
PARKS & RECREATION AREAS, MUNICIPAL	924120	P	P	P	P	P	P	P	P	P			P	
PHOTOGRAPHY STUDIO	541922						P	P	P	P				
PHYSICIANS & SURGEONS	621111					P	P	P	P	P				
PICTURE FRAMING SHOP	442299					P	P	P	P	P				
PRINTING, COMMERCIAL, EXCEPT SCREEN PRINTING ON GLASS, PLASTIC & METAL, AND ENGRAVING & PLATE PRINTING	323110							P	P	P	P			
RADIO & TELEVISION STATIONS, STUDIOS, AND OFFICES							C		P	P				Section 12-19 (B) (33)
RADIO & TV STORES, INCL. REPAIRS								P	P	P				
REAL ESTATE & APPRAISERS OFFICES	531210					P	P	P	P	P				
RECREATION FACILITY PRIVATE, INCL. CLUBS & RECREATION FACILITIES ASSOC. WITH MULTIPLE FAMILY COMPLEXES, GOLF COURSES, TENNIS FACILITIES, COUNTRY CLUBS, ETC.		C	C	C	C	C	C	C	C	C				Section 12-19 (B) (6)
RECREATIONAL VEHICLE PARK, PRIVATE										C				Section 12-19 (B) (34)
RECREATIONAL VEHICLES & UTILITY TRAILER DEALERS	441210									P				

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RESEARCH & DEVELOPMENT							C			P	P	P		Section 12-19 (B) (35)
RESTAURANT, CARRY-OUT	722211							P	P					
RESTAURANT, STANDARD & FAST-FOOD	722211					C		P	P	P				Section 12-19 (B) (36)
RETAIL STORES, NOT CLASSIFIED ELSEWHERE	Depends on type					C		C	C	C				Section 12-19 (B) (37)
RE-UPHOLSTERY & FURNITURE REPAIR	811420							P	P	P	P	P		
SALES OFFICE, OFF PREMISES (BRANCH), BUT NOT RETAIL STORE						P	P	P	P	P				
SALVAGE OPERATIONS												C		Section 12-19 (B) (38)
SAVINGS & LOAN ASSOC.	522120					P	P	P	P	P				
SCHOOLS, CORRESPONDENCE & VOCATIONAL	611310						C	C	C	P	P			Section 12-19 (B) (3)
SCHOOLS, PRIMARY & MIDDLE	611110	C	C	C	C	C	P	P	P	P				Section 12-19 (B) (3)
SCHOOLS, SECONDARY AND COMMUNITY COLLEGES	611110, 611210	C	C			C	P	P	P	P				Section 12-19 (B) (3)
SCHOOLS, SPECIALTY (NON-DEGREE); I.E., DRIVING, FLYING, MODELING INSTRUCTIONS, ETC.	611610							C	C	C				Section 12-19 (B) (3)
SEAFOOD MARKET	445220					P		P	P	P				

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SECURITY & COMMODITY BROKERAGES	423120					P	P	P	P	P				
SERVICE STATIONS	447190					C		C	C	P				Section 12-19 (B) (39)
SEWING & PIECE GOODS STORE						P		P	P	P				
SEXUAL ENCOUNTER CENTER												C		Section 12-19 (B) (1)
SEXUALLY ORIENTED BUSINESS												C		Section 12-19 (B) (1)
SHIP CHANDLERS	422990							P	P	P	P	P		
SHIPPING BROKERS, FREIGHT & CARGO	561310							P	P	P	P	P		
SHOE REPAIR SHOP	811430							P	P	P				
SHOE STORE								P	P	P				
SHOPPING CENTER	233320					C		P	P	P				Section 12-19 (B) (40)
SKATING RINK, ROLLER OR ICE	713940							C	C	P				Section 12-19 (B) (41)
SMALL ENGINE REPAIRS, EXCEPT AUTOMOTIVE	811411								P	P	P	P		
SOCIAL SERVICES, NOT ELSEWHERE CLASSIFIED							P	P	P	P				
SPAS & HEALTH CLUB	713940					P		P	P	P				
SPECIALTY FOOD SHOPS	445299					P		P	P	P				
SPORTING GOODS STORES	451110							P	P	P				

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STAMP REDEMPTION STORES									P					
STATIONERY STORE	453210					P		P	P	P				
TAILOR OR DRESSMAKER, CUSTOM								P	P	P				
TAXICAB STANDS								C	P	P				Section 12-19 (B) (42)
TELECOMMUNICATION TOWERS										C	C	C		Section 12-19 (B) (8)
TELEPHONE AND TELEGRAPH OFFICES								P	P	P				
TELEPHONE COMMUNICATION FACILITY, UNATTENDED	513340	C	C	C	C	C	C	C	C	C	P	P		Section 12-19 (B) (43)
TEMPORARY PERSONNEL	561320						P	P	P	P				
TIRE DEALER & SERVICE	441320								P	P	P	P		
TOBACCO SHOPS								P	P	P				
TOWING SERVICE, AUTOMOBILE & TRUCK	488410								P	P	P	P		
TRAVEL AGENCY	561510					P	P	P	P	P				
US POSTAL SERVICE	491110					P	P	P	P	P	P	P		
USED MERCHANDISE STORE, EXCEPT AUTOMOTIVE GOODS	453310							P	P	P				
UTILITY STATIONS & PLANTS (PUBLIC & PRIVATE) INCL. LIFT STATIONS, SUBSTATIONS, ETC.		P	P	P	P	P	P	P	P	P	P	P	P	

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² See Note 3.

³ See Note 2.

PERMITTED USES	ICS ¹	R-10	R-20	MF ²	MH ²	PUD ³	O-I	CBD	BD	HC	LI	HI	OS	Supplemental Regulations
VARIETY STORES								P	P	P				
VETERINARY SERVICES WITH OPEN PENS	541940									P	P	P		
VETERINARY SERVICES WITH PENS ENCLOSED IN A BUILDING	541940								C	P	P	P		Section 12-19 (B) (44)
WAREHOUSING, GENERAL	493110									P	P	P		
WATCH, CLOCK & JEWELRY REPAIR (NO SALES)	811490						P	P	P	P				
WATER TRANSPORTATION INCL. DOCKS, TUGBOATS, BARGES, EXCURSIONS, BOATS, MARINAS & RELATED SERVICES								P	P	P	P	P		
WELDING, REPAIR	811310								P	P	P	P		
WHOLESALE TRADE, DURABLE GOODS (INCL. AUTOMOTIVE PARTS, FURNITURE, HARDWARE, MACHINERY, ETC.)									P	P	P	P		
WHOLESALE TRADE, NON-DURABLE GOODS (INCL. PAPER, DRUGS, FOOD, CLOTHING, CHEMICALS, ETC.), EXCEPT LIQUEFIED BULK STORAGE										C	P	P		Section 12-19 (B) (45)
WHOLESALE TRADE, NON-DURABLE GOODS (INCL. PAPER, DRUGS, FOOD, CLOTHING, CHEMICALS, ETC.)										C	P	P		Section 12-19 (B) (46)
YARD SALES		P	P	P	P	P	P	P	P	P				

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PERMITTED USES	ICS ¹	R-10	R-20	MF ²	MH ²	PUD ³	O-I	CBD	BD	HC	LI	HI	OS	Supplemental Regulations
MANUFACTURING OF:														
BAKERY PRODUCTS, WHOLESALE AND MANUFACTURING	422490										P	P		
BOILER SHOPS	811310											P		
CANDY & OTHER CONFECTIONERY PRODUCTS, WHOLESALE AND MANUFACTURING	311320										P	P		
CHEMICAL & ALLIED PRODUCTS EXCEPT ACIDS, GASES & GLUES	325											C		Section 12-19 (B) (47)
CLOTHING & OTHER FINISHED FABRIC PRODUCTS	315										P	P		
CONVERTED PAPER & PAPERBOARD PRODUCTS	322130										P	P		
ELECTRICAL & ELECTRONIC MACHINERY, EQUIPMENT & SUPPLIES (MOTORS, APPLIANCES, TV, ETC.)	335										P	P		
FABRICATED METAL PRODUCTS, EXCEPT BOILER SHOPS, MACHINERY & TRANSPORTATION PRODUCTS, METAL COATING, ENGRAVING & ALLIED SERVICES, METAL FORGING, SCREW MACHINE PRODUCTS, STEEL, WIRE & PIPE STRUCTURAL METAL PRODUCTS & ORDINANCES	332											C		Section 12-19 (B) (47)
FOOD (PACKING, CANNING, MILLING & OTHER PROCESSES) EXCEPT STOCKYARDS OR SLAUGHTER OF ANIMALS	311											C		Section 12-19 (B) (47)
FURNITURE & FIXTURES, WHOLESALE AND MANUFACTURING	337										P	P		

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PERMITTED USES	ICS ¹	R-10	R-20	MF ²	MH ²	PUD ³	O-I	CBD	BD	HC	LI	HI	OS	Supplemental Regulations
LEATHER PRODUCTS, EXCLUDING TANNING, WHOLESALE AND MANUFACTURING	316										P	P		
LUMBER & WOOD PRODUCTS (MILLWORK, CABINETS, PRE-FABS, ETC.) EXCEPT FURNITURE, WHOLESALE AND MANUFACTURING	321										P	P		
MACHINERY (ENGINES, CONSTRUCTION TOOLS, ETC.) EXCEPT ELECTRICAL	333											P		
MEASURING, ANALYZING & CONTROLLING OPTICAL GOODS, WATCHES & CLOCKS											P	P		
MANUFACTURING INDUSTRIES	31-33										P	P		
MANUFACTURED HOMES, PRODUCTION (not retail sales)	321991											P		
MOTION PICTURE PRODUCTION & DISTRIBUTION	512110										P	P		
OFFICE, COMPUTING & ACCOUNTING MACHINES	421420										P	P		
PAPER & ALLIED PRODUCTS, EXCEPT PULP & PAPER MFG.	322											P		
PAPERBOARD CONTAINERS & BOXES	332130											P		
POTTERY & RELATED PRODUCTS	327112							C	C	C	P	P		Section 12-19 (B) (48)
PRIMARY METALS (STEEL, IRON, NONFERROUS, ETC.)	331											P		
PRINTING & PUBLISHING (NEWSPAPERS, BOOKS, ETC.)	511130										P	P		

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PERMITTED USES	ICS ¹	R-10	R-20	MF ²	MH ²	PUD ³	O-I	CBD	BD	HC	LI	HI	OS	Supplemental Regulations
REFRIGERATION, HEATING & AIR CONDITIONING MACHINERY	333415											P		
SAW MILLS & PLANNING MILLS	321113											P		
SCREW MACHINE PRODUCTS (BOLTS, NUTS, SCREWS, ETC.)	332722										P	P		
STONE, CLAY, GLASS & CONCRETE PRODUCTS (CEMENT, LIME, GYPSUM & PLASTER OF PARIS)	327											P		
STRUCTURAL METAL PRODUCTS (FABRICATED STRUCTURAL STEEL FOR BUILDINGS, BARGES & BRIDGES)	332312											P		
TEXTILES (BROAD WEAVE, KNIT, DYEING, CARPETS, ETC.)												P		
TIRES & INNER TUBES												P		
TOBACCO PRODUCTS	3122											P		
TRANSPORTATION EQUIPMENT (AUTOS, BOATS, ETC.)												P		
RESIDENTIAL HOUSING TYPES														
ACCESSORY DWELLING, COMMERCIAL						C	C	C	C	C	C	C		Section 12-19 (B) (49)
ACCESSORY DWELLING, RESIDENTIAL		C	C	C	C	C	C							Section 12-19 (B) (50)
ACCESSORY STRUCTURES OR USES		P	P	P	P	P		P	P	P	P	P		
BED & BREAKFAST	721191	C	C	C	C	C	C	C	C	C				Section 12-19 (B) (51)

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PERMITTED USES	ICS ¹	R-10	R-20	MF ²	MH ²	PUD ³	O-I	CBD	BD	HC	LI	HI	OS	Supplemental Regulations
CHURCHES, SYNAGOGUES & OTHER ASSOC. ACTIVITIES, INCL. OFFICES, ACTIVITY CENTER, ETC.	813110	C	C	C	C	C	C	P	P	P				Section 12-19 (B) (52)
DUPLEX		C	C	P	P	C	P	C	C	C				Section 12-19 (B) (53)
MANUFACTURED HOME ON SINGLE LOT (see Sect. 10-1, Note 9)					P									
MANUFACTURED HOUSING PARK (see Sect. 10-1, Notes 9, 10, and 11)					P									
MIXED USES						C	C	C	C					Section 12-19 (B) (54)
MODULAR HOMES (see Sect. 10-1, Note 12)		P	P	P	P	P	P							
MULTIPLE FAMILY, INCL. TOWNHOUSES, APARTMENTS & CONDOMINIUMS				P		C	C							Section 12-19 (B) (55)
NURSING HOME/ CONVALESCENT CENTER (see Sect. 10-1, Note 8)	623110	C	C	C	C	C	C	C	C	P				Section 12-19 (B) (56)
QUADRAPLEX				P	C	C	C							Section 12-19 (B) (53)
RECREATIONAL VEHICLES FOR TEMPORARY USE (see Sect. 10-1, Note 13)		P	P		P	P	P							
RESIDENTIAL CARE (FAMILY CARE HOME, HOME FOR THE AGED, HANDICAPPED CARE, ETC.) [see Sect. 10-1, Note 8]		P	P	P	P	P	P	P	P	P				
RESIDENTIAL OR BOUTIQUE HOTELS							C	C	P	P				Section 12-19 (B) (57)

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PERMITTED USES	ICS ¹	R-10	R-20	MF ²	MH ²	PUD ³	O-I	CBD	BD	HC	LI	HI	OS	Supplemental Regulations
SINGLE-FAMILY DETACHED		P	P	P	P	P	P							
TEMPORARY SALES OFFICE		C	C	C	C	C	C	C	C	C	C	C		Section 12-19 (B) (58)
TRIPLEX				P	C	C	C							Section 12-19 (B) (53)

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Section 10-1: Notes to the Table of Permitted Uses

Note 1. The Standard Industrial Classification Codes indicated in the Table of Permitted Uses are for reference purposes only, and do not mean that all uses under a specified code heading as provided in the Standard Industrial Classification Manual are permitted or conditional uses in the applicable zone.

Note 2. Land Use Within the Planned Unit Development. All uses listed in the Table of Permitted Uses as a use-by-right in the PUD district shall be specified to be developed on certain sites within the PUD district at the time of the approval of the preliminary plan. Commercial activities shall be permitted only as prescribed by Section 14-6.

Note 3. Industries. The following industrial uses shall not be allowed:

- (A) The manufacturing, processing, fabrication, and/or bulk storage of acetylene gas (except for use on premises), ammunition, explosives, fireworks, gunpowder, jute, or matches;
- (B) The manufacturing, processing, and/or fabrication of acids (except non-corrosive acids), ammonia, ammonium nitrate, animal byproducts, bleaching powder, cellulose, chlorine, creosote and creosote treatment, detergents, enamels, lacquers, linoleum, oilcloth, paints, paper pulp, pigments, lime, plastic, rubber (except tire recappers), soaps, tannery products, turpentine, varnishes, whiting and/or wood fillers, and environmentally hazardous material. The fabrication of plastics is exempt from this prohibition.

Note 4. Accessory Uses. In the O-I district, there shall be no open storage as an accessory use. In the LI district, open storage as an accessory use shall be permitted, provided it is enclosed by a fence not less than six (6) feet in height. Permanent residential occupancy shall be allowed as an accessory use only as an accessory dwelling residential or an accessory dwelling commercial. There shall not be more than two (2) accessory structures or uses per lot in the R-10, R-20, MF, MH, PUD, O-I, CBD, BD and HC districts. Swimming pools as an accessory use in R-10, R-20, MF, MH, O-I or PUD districts shall be enclosed by protective fencing not less than five (5) feet in height and should be setback five (5) feet from the existing property line. Automatic teller machines shall be allowed as an accessory use in the O-I, PUD, BD, and HC districts.

Note 5. Dry Cleaners. Screening and filtering devices shall be used to prevent the emission of smoke, dust, fumes, odors, or steam into the atmosphere.

Note 6. Storage of Flammables. The permitted use of bulk storage of bottled gas (distribution) or storage of flammables in the City of Southport Fire District shall be regulated by the City of Southport Building Code Regulations.

Note 7. Jails. Jails shall not be site within two hundred (200) feet of any existing church, school, or day care facility. The jail shall be fenced and screened as provided in the case of salvage operations and junkyards except that this requirement may be modified or waived by the Administrator upon the showing by the operator that a modification or waiver is needed for security reasons.

Note 8. Nursing and Personal Care Facility. A nursing and personal care facility, nursing home/convalescent center, or residential care facility cannot be located in an area which would be flooded by either a slow or fast moving Category 1 or 2 hurricane. Such areas are identified by the U.S. Army Corps of Engineers Sea Lake Overlaid Surge from Hurricanes (SLOSH) maps.

Note 9. Skirting and Curtain Wall Requirements for Manufactured Homes. All single-wide manufactured homes to be placed within Southport's planning and zoning jurisdiction shall have skirting placed around the base prior to the issuance of a Certificate of Occupancy. Double-wide manufactured homes to be placed within Southport's planning and zoning jurisdiction shall have a curtain wall constructed around the base within 90 days from the date the home is placed on a lot. For both single- and double-wide manufactured homes, one row of ventilation ports, 8-inch by 16-inch, shall be provided every ten feet, and one access opening with a door that is between 18 inches and 42 inches in height and between 24 inches and 60 inches in width. All existing manufactured homes within Southport's planning and zoning jurisdiction prior to the effective date of this provision which have no skirting or curtain wall shall be required to have skirting installed within 18 months following adoption of this Ordinance. All existing manufactured homes within Southport's planning and zoning jurisdiction prior to the effective date of this provision having a continuous uniform enclosure around the base which serves as skirting shall be considered nonconforming, and will be exempt from the specific requirements of this note. All skirting performed after the effective date of this amendment will be done in accordance with section 47.7 of the State of North Carolina Regulations for Manufactured/Mobile Homes 1995 edition.

Note 10. Electrical Service Requirements for Manufactured Homes. All manufactured homes to be placed within Southport's planning and zoning jurisdiction shall have electrical service within 90 days from the date the home is placed on a lot. Manufactured homes left on a lot longer than 90 days will be considered in storage, in violation of this Ordinance, and subject to Section 13-2 of this Ordinance.

Note 11. Manufactured Home Parks. If the owner of a manufactured home community (which consists of at least five manufactured homes) intends to convert the land to another use, the landowner must give each owner of each manufactured home notice of the intended conversion at least 180 days before the home owner is required to vacate and move, regardless of the term of tenancy.

Note 12. Modular Homes. The following construction and design standards apply to modular homes manufactured after January 1, 2004:

- (A) The pitch of the roof for homes with a single predominant roofline shall be no less than five (5) feet rise for every twelve (12) feet of run.
- (B) The eave projections of the roof shall not be less than ten (10) inches (excluding roof gutters) unless the roof pitch is 8/12 or greater.
- (C) The minimum height of the first story exterior wall must be at least 7 feet 6 inches.
- (D) The materials used in and the texture of the exterior must be compatible in composition, appearance, and durability to the materials commonly used in the exteriors of standard residential construction.
- (E) The modular home must be designed to require foundation supports around the perimeter. These may be in the form of piers, piers and curtain walls, piling foundations, perimeter walls, or another type of approved perimeter support.

Note 13. Recreational Vehicles. Recreational vehicles occupied for human habitation and intended for permanent residential use must be placed in an approved manufactured home or recreational vehicle park. However, temporary residential use may occur in cases where the recreational vehicle is secondary to a primary residential use, and when construction or repair of a single family home occurs. Two general restrictions for either temporary residential use shall apply, as well as specific restrictions and limitations for each. The general restrictions and limitations are as follows: (1) R-10, R-20, MH, PUD, or O-I zoning is required; (2) Location of the recreational vehicle shall be in the rear yard, unless evidence can be provided to the Administrator that size constraints or other factors prevent rear yard location. The specific restrictions and limitations are as follows: (1) When secondary to a primary residential use, the period of human habitation shall not exceed 14 days, and may not be re-established for a period of 90 days from the last day terminated;

(2) When construction or repair of a single family home occurs, the homeowner and his family may occupy a recreational vehicle for a period of 180 days. An extension to a maximum of 365 days may be granted by the Administrator upon presentation of evidence that construction cannot be completed within 180 days due to factors beyond their control. All occupied recreational vehicles shall maintain an adequate disposal system and a source of potable water. Emptying of wastewater disposal systems shall be done in accordance with Section 4.1 of the City of Southport Sewer Use Ordinance.

Note 14. Marina/Marina District. Single-family, two-family or multiple-family dwellings are prohibited uses on marinas located either on state property under NCGS 160A-392 or located on city-owned property.

The purpose of this note to the Table of Permitted Uses is to protect the character of the commercial development of this area and to reserve an area along the waters edge for maritime uses, water dependent uses, and water oriented uses. This is consistent with Southport's historical character as a working waterfront community open for all the public to use. This note also provides for certain other non-water dependent uses which are closely aligned with water oriented uses. Land uses which would legally or physically prevent the public from access to public trust waters are specifically prohibited. Residential, "dockominium" use (the sale of boat slips), and floating homes in this area are expressly prohibited.

This area is established to provide land for the use by all of Southport's citizens, visitors to the area by land or by water, and to support the city's tourist industry. Specifically, on city property or property regulated by NCGS 160A-392 the following shall be allowed:

- Bait and tackle shops
- Boat and other marine related offices
- Boat docks - public and for marina lease only
- Boat dry storage
- Boat ramps and boat launching facilities (including public)
- Boat repair facilities
- Boat service areas
- Boat safety and towing facilities
- Boat storage and boat construction yards
- Bulkheads and other shoreline stabilization
- Commercial charter or sightseeing water craft facilities
- Fishing piers and public boardwalks
- Launderette, coin operated laundry for marina uses, accessory to marina operation
- Marina

Marine related service and filling stations
Marine equipment stores
Mooring piles
Navigational markers
Parking areas - vehicle and boat trailers
Parks and public use areas
Public utility buildings
Public water access
Restaurant as an accessory use to marina operation

All setbacks must comply with CAMA and Corp. of Engineers requirements.

Except for Dockmaster's office, roofs, shelters, framing, or other similar elevated structures are not permitted over dock areas. Temporary, removable canopies are permitted to provide outdoor dining protection at restaurants.

