

Zoning Ordinance
Chapter 84 of the Code of Perryville

Section 161. Table of Permitted Uses [Amended: 11-4-2008 by Ord. No. 2008-04; 9-2-2008 by Ord. No. 2008-2; 5-6-2014 by Ord. No. 2014-02; 1-3-2017 by Ord. No. 2016-21]

Note: Supplementary use section provided where applicable.

Legend: P = Permitted, PC = Permitted with Conditions, SE = Special Exception, SC = Special Exception with Conditions

USES DESCRIPTION	R-1	R-2	R-3	TC	RM	CEMUD	CM-1	CM-2	NB	C-2	L-1	L-2	OS
RESIDENTIAL													
1.100 Single-Family Residences													
1.110 Single-family detached	P	P	P	P	P	P							
1.111 Site-built and modular residential structures	P	P	P	P	P	PC							
1.112 Manufactured Home, Double-wide (see Article IX, Part III)										SC	SC	SC	
1.113 Manufactured Home, Single-wide (see Article IX, Part III)											SC	SC	
1.200 Two-Family Residence, Duplex		P	P	SC		P							
1.300 Multi-Family Residences						P							
1.310 Multi-family townhouses			PC	SC	SC	PC							
1.320 Multi-family apartments		SC	PC	SC	PC	PC							
1.330 Commercial apartments				SC	SC	PC			PC	P			
1.400 Homes emphasizing special services, treatment, or supervision													
1.410 Assisted Living, Group homes, Halfway House private													
1.411 not more than 10 people - Section 168	SC	SC	SC	SC									
1.412 with between 11 and 16 people										SC			
1.420 Child and elderly center													
1.421 Day care home (having fewer than 7 clients)	PC	PC	PC	PC					PC	PC			
1.422 Day care center, day nursery (having between 7 and 16 clients)										SC	PC		
1.423 Day care center, day nursery (having between 16 and 30 clients)										SC	PC		
1.430 Housing for the elderly or handicapped - Section 195						PC				SC			
1.440 Homeless Shelter										SC			
1.500 Miscellaneous rooms for rent situations													

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USES DESCRIPTION	R-1	R-2	R-3	TC	RM	CEMUD	CM-1	CM-2	NB	C-2	L-1	L-2	OS
1.510 Bed and breakfast and country inns - Section 174		SC	SC	SC	SC								
1.520 Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations - Section 194				SC			SC	SC		PC			
1.600 Home-Based Business - Section 192													
1.610 Type 1 Home-Based Business	P	P	P	P	P	PC			P				
1.611 Type 2 Home-Based Business	SC	SC	SC	P	SC				P				
2.000 COMMERCIAL, OFFICE AND SERVICE													
2.100 No storage or display of goods outside fully enclosed building													
2.101 Food stores						P			PC	P			
2.102 Professional Offices				PC		P			PC	P	P	P	
2.103 Bakeries - Section 216				PC		P			PC	P			
2.104 Dry-cleaning and pressing pickup stations or shops						P			PC	P			
2.110 Retail sale						P							
2.111 High-volume traffic generation										P			
2.111.1 Automobile parts, supplies, and tire stores; drug stores, and food and beverage, super market						P				P			
2.111.2 Convenience stores,						P			SC	P			
2.111.3 Department stores						P				P			
2.111.4 Shopping center - Section 212						P				P			
2.112 Low-volume traffic generation (appliance stores, book store, furniture store gift shops, hardware stores, jewelry shops, wearing apparel, photographic art supply stores, florists, grocery)				PC	SC	P							
2.112.1 Antique Shops - Section 166				PC	SC	P			PC	P			
2.112.2 Pet Shops - Section 202				SC		P			PC	P			
2.113 Highway Corridor Unified Development - Section 222										SE			
2.120 Business services, including computer repair, copying, and postal services				P	SC	P			PC	PC	PC		

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USES DESCRIPTION	R-1	R-2	R-3	TC	RM	CEMUD	CM-1	CM-2	NB	C-2	L-1	L-2	OS
2.130 Retail Establishments in a Group of Multiple-family Dwellings - Section 209			SC			P			PC	PC			
2.140 Retail Establishments in an Office Building - Section 210				PC		P				PC			
2.200 Storage and display of goods outside fully enclosed building						PC				PC			
2.210 High-volume traffic generation (building material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service)													
2.200 Low-volume traffic generation										PC			
2.230 Wholesale sales										P	PC	PC	
2.300 All operations conducted entirely within fully enclosed building										PC			
2.310 Operations designed to attract and serve customers or clients on the premises													
2.311 The offices of attorneys, architects, engineers, other similar professions, insurance and stock brokers, travel agents, government office buildings, etc	PC	PC	PC	PC		P				P	PC	PC	
2.312 Banks and financial institutions, barber and beauty shops, dry cleaning/laundry, laundromats, personal services				PC		P			PC	P			
2.313 Drive-in banks - Section 181				SC		PC			PC	PC	PC	PC	
2.314 Shops for the sale, service or repair of home appliances, office machines, electrical equipment and television and radio equipment				PC		P			PC	P			
2.315 Tattoo Services - Section 236						PC				PC			
2.320 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use.										P			
2.330 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area - Section 193				PC					PC	PC			
2.340 Operations conducted within and/or outside fully enclosed building													
2.341 Operations designed to attract and serve customers or clients on the premises (plumbing, mechanical contractors)										PC	PC	PC	

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USES DESCRIPTION	R-1	R-2	R-3	TC	RM	CEMUD	CM-1	CM-2	NB	C-2	L-1	L-2	OS
2.241.1 Car washes and automobile laundries - Section 176										SC			
2.342 Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use (furniture repair shops, sign painting)				PC					PC	PC			
2.350 Wholesale sales													
2.351 Wholesale sales, with no outside storage										P	P	PC	
2.352 Wholesale sales, with outside storage										P	P	PC	
2.400 Animal Services													
2.410 Animal Boarding Places, Veterinary Hospitals, Veterinary office/clinic - Section 164						PC				SC	PC	PC	
2.500 Automotive Services													
2.510 Motor vehicle sales or rental										PC			
2.511 Automobile, trailer and truck sales, service and repair, and emission testing, not including body work - Section 173										SC	SC	SC	
2.520 Motor vehicle fuel sales - Automobile Filling Station - Section 169						PC				PC	PC	PC	
2.530 Neighborhood Motor Vehicle Service Station or Garage - Section 200						PC				SC	SC	SC	
2.540 Automobile Painting and Body Work - Section 171										SC	SC	SC	
2.550 Car washes and Automobile Laundries - Section 176						P				SC			
2.600 Restaurants and Other Establishments						P							
2.610 Restaurant, standard - Section 206				PC	PC	P	P	P	PC	P			
2.620 Restaurant, fast food, drive-in, drive thru						PC				PC			
2.630 Service of Alcoholic Beverages e.g., PUBs, Bars, dance halls, nightclubs, cocktail lounges - Section 208				SC	SC	PC	SC	SC	SC	PC			
2.700 Health Club, spa = Section 197				P		P				P			
2.800 Funeral Parlors, Undertaking Establishments, and Mortuaries													
2.810 Funeral Parlors, Undertaking Establishments, and Mortuaries	SE	SE	SE						SE	PC			
2.820 Cemetery										SC			

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USES DESCRIPTION	R-1	R-2	R-3	TC	RM	CEMUD	CM-1	CM-2	NB	C-2	L-1	L-2	OS
2.821 Cemeteries, crematorium										P		PC	
2.900 Open Air Markets						P							
2.910 Open-air markets (farm and craft markets, flea markets, produce markets non-municipal)						P				P			PC
2.920 Greenhouses and horticultural sales with outdoor display - Sec 189									SC	PC	PC	PC	
2.930 Roadside stand for products raised on the premises										P			
4.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES													
4.100 Schools													
4.110 Elementary and secondary (including pre-school, kindergarten, associated grounds and athletic and other facilities)													
4.111 Public	SC	SC	SC	SC					P	P			
4.112 Private - Section 185	SC	SC	SC	SC					P	P			
4.120 Trade or vocational schools	SE	SE	SE	SC					P	P	PC	PC	
4.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	SE	SE	SE							P			
4.200 Churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary or secondary school buildings)	SE	SE	SE	SE	SE	P			SE	SE			
4.300 Social, Fraternal Clubs and Lodges, Philanthropic Institutions				SE		P			SE	SE			
4.400 Nursery Schools; Day Care Centers with More than 30 Children				PC		P			SC	P			
4.500 Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)		SE	SE	SE	SE	P			SC	SE			
4.600 Art or cultural center - Section 167				PC	PC	P				PC			
5.000 RECREATIONS, AMUSEMENT, ENTERTAINMENT													
5.100 Activity conducted entirely within building or substantial structure													

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USES DESCRIPTION	R-1	R-2	R-3	TC	RM	CEMUD	CM-1	CM-2	NB	C-2	L-1	L-2	OS
5.110 Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, rifle and pistol ranges, indoor athletic and exercise facilities and similar uses						P				P			
5.120 Movie theaters						P				P			
5.121 Open-air drive-in theaters - Section 216						P				P			
5.122 Gaming Establishments - Section 188.1													
5.200 Activity conducted primarily outside enclosed buildings or structures						PC							
5.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development - Section 190	SC	SC	SC	SC									
5.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school										SC			P
5.230 Golf Driving Range - Section 191						PC				SC			
5.300 Swimming Pool, Community	SC	SC	SC	SC	SC					SC			
5.400 Swimming Pool, Commercial						P				SC			
5.500 Campgrounds and Recreational Vehicle Parks - Section 175										SC			
6.000 INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES													
6.100 Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area - Section 193				SC					SC	PC			
6.200 Nursing care home, institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions										SC			
6.300 Animal Hospital, veterinary clinic						PC				SC	PC	PC	
6.400 Institutions (other than halfway houses)										SE			
6.410 Halfway houses, other than criminal offenders										SE			

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6.420 Halfway houses, including criminal offenders										SE			
7.000 EMERGENCY SERVICES													
7.100 Police Stations	P	P	P	P	P		P	P	P	P	P	P	
7.200 Fire Stations	P	P	P	P	P		P	P	P	P	P	P	
7.300 Rescue squad, ambulance service	P	P	P	P	P		P	P	P	P	P	P	
7.400 Civil defense operation	P	P	P	P	P		P	P	P	P	P	P	
8.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES													
8.100 Post office, local				PC	PC		PC	PC	PC	PC	PC		
8.200 Recycling Centers					P		P	P	P	P	PC	PC	
8.300 Rail Station				P	P		P	P	P				
8.400 Bus terminals										SC			
8.500 Heliports and helistops											SC	SC	
9.000 MARINA, INCLUDING BOAT SALES AND REPAIR AND BOAT RENTAL													
9.100 Marina, Yacht Club - Section 196					SC		SC	SC					
9.200 Docks, piers, bulkheads and other over water structures, except private over-water piers and boathouses accessory to a dwelling					SE		P	P					
9.210 High and Dry Storage, Dry-Stack Storage					SC		SC	SE					
9.300 Manufactur-ing of Marine-related Products							SE	SE					
9.400 Private piers and over-water boat houses accessory to a dwelling													
9.410 Private piers, less than six (6) feet in width	P	P	P	P	P		P	P					
9.420 Private piers, greater than six (6) feet in width and over-water boat houses	SE	SE	SE	SE	SE		SE	SE					
9.500 Marina related service and repair							P	P					
9.600 Boat sales and storage, but not including high and dry or dry-stack storage							P	P		P			
9.700 Fuel Sales					P		P	P					

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10.000 UTILITY FACILITIES, TOWERS AND RELATED													
10.100 Public Utilities	P	P	P	P	P		P	P	P	P	P	P	
10.110 Neighborhood Service	P	P	P	P	P		P	P	P	P	P	P	
10.120 Water or sewerage treatment facilities				P	P		P	P	P	P	P	P	
10.130 Public utility buildings and structures - Section 203	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	
10.200 Towers and Related Structures											P	P	
10.210 Television antennas 50 feet tall or less	P	P	P	P	P		P	P	P	P	P	P	
10.220 Towers and antennas more than 50 ft tall and associated sub-stations	SC	SC	SC	SC	SC		SC	SC	SC	SC	SC	SC	
10.230 Satellite dishes or receive-only earth station - Section 211											PC	PC	
10.231 Diameter eighteen (18) inches or less	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	PC	
10.231 Diameter greater than eighteen (18) inches	SC	SC	SC	SC	SC		PC	PC	SC	SC	PC	PC	
11.000 MISCELLANEOUS USES													
11.100 Temporary structures used in connection with the construction of a permanent building and real estate sales office (time limit and with permit) - construction trailers, temporary storage trailers and temporary sale office	SC	SC	SC	SC	SC	PC	SC	SC	SC	SC	SC	SC	
11.200 Festivals, events of public interest of special events	PC	PC	PC	PC	PC	PC	PC	PC		PC			PC
11.300 Christmas tree sales				PC		PC				P			
11.400 Nurseries - Section 189	SC	SC	SC							P	PC	PC	
11.500 Dwellings for resident watchmen and caretakers employed on the premises					SE		P	P			PC	PC	
11.600 Accessory Use, Utility Buildings	PC	PC	PC	PC		PC					PC	PC	
11.700 Excavation, Borrow Pits, Extraction, Removal of Sand, Gravel or Stone, Stripping of Topsoil - Section 186												SC	
12.00 STORAGE AND PARKING													
12.100 Automobile parking garages or parking lots not located on a lot on which there is another principal use to which parking is related						P				P	P	P	

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12.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored						P							
12.210 All storage within completely enclosed structure										P	P	P	
12.220 Storage inside or outside completely enclosed structures											P	P	
12.300 Mini-warehouses - Section 199										SC		SC	
12.400 Parking of vehicles or storage of equipment outside enclosed structures where: (a) vehicles or equipment are owned and used by person making use of the lot, and (b) parking or storage is more than a minor and incidental part of the overall use made of the lot. Parking or storage of waste removal vehicles and equipment is not included											P	P	
12.500 Automobile and Light Truck Storage Lots										PC		PC	
12.600 Cargo Trailers and Closed-Body Trucks Used As Storage Structures, Temporary										SC	PC	PC	
13.00 INDUSTRIAL													
13.100 General light manufacturing or fabricating including processing, cleaning testing and distribution of materials, food stuffs and products, related uses, and uses with similar impacts including, but not necessarily limited to, the following:											PC	PC	
13.101 Auditorium or lecture hall and recreation facilities primarily for employees in the district											PC	PC	
13.102 Beverage blending or bottling, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable processing and canning, packing and processing of fish, meat and poultry products, but not distilling of beverages or slaughtering of poultry or animals, or processing or bulk storage of grain or feeds for animals or poultry.											PC	PC	
13.103 Compounding of cosmetics, toiletries, drugs and pharmaceutical products											PC	PC	
13.104 Contractor's shop and storage											PC	PC	
13.105 Laboratories, research, experimental or testing, but not testing combustion engines or explosives											SC		

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USES DESCRIPTION	R-1	R-2	R-3	TC	RM	CEMUD	CM-1	CM-2	NB	C-2	L-1	L-2	OS
13.106 Manufacture or assembly of boats, bolts, nuts, screws and rivets, ornamental iron products, firearms, electrical appliances, tools, dies, machinery and hardwood products, sheet-metal products and vitre-ous enameled metal products.											PC	PC	
13.107 Manufacture or assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus.											PC	PC	
13.108 Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, printing and finishing of textiles and fibers into fabric goods.											PC	PC	
13.109 Manufacture of boxes, furniture, cabinets, baskets and other wood products of similar nature.											PC	PC	
13.110 Motion-picture studios											PC	PC	
13.111 Oil storage depot											PC	PC	
13.112 Photographic processing or blueprinting											PC	PC	
13.113 Printing and publishing											PC	PC	
13.114 Railroad spur tracks.											PC	PC	
13.115 Wholesale merchandising or storage warehouses, with floor area devoted to warehousing and handling of merchandise											PC	PC	
13.200 General light industrial, warehousing and storage uses, including certain open or enclosed storage of products, materials and vehicles and any similar uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influences than the minimum amount normally resulting from other uses listed, such listed uses being generally wholesale establishments, service industries and light industries that manufacture, process, store and distribute goods and materials and are, in general, dependent on raw materials refined elsewhere, and manufacture, compounding, processing, packaging or treat-ment, as specified, of the following products or similar products:											PC	PC	
13.201 Aircraft and aircraft parts												PC	
13.202 Aluminum extrusion, rolling, fabrication and forming												PC	

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13.203 Animal pounds												PC	
13.204 Assembly of trailers and truck bodies												PC	
13.205 Bedding (mattress, pillow and quilt)												PC	
13.206 Beverage blending or bottling, but not distilling, bakery products, candy manufacture, dairy products and ice cream, fruit and vegetable processing and canning, packing and processing of fish, meat and poultry products, but not distilling of beverages or slaughtering of poultry or animals, or processing or bulk storage of grain or feeds for animals or poultry.													
13.207 Blacksmith shops, including gas- and steam-fitting shops												PC	
13.208 Boat manufacture and repair, boat sales, service, storage or rentals							P	P			PC	PC	
13.209 Button manufacture												PC	
13.210 Carbon paper and inked-ribbon manufacture												PC	
13.211 Carpets, rugs and mats, including cleaning												PC	
13.212 Cigar and cigarette manufacture												PC	
13.213 Coal and coke storage and sales												PC	
13.214 Commercial animal, poultry and bird raising												PC	
13.215 Reserved												PC	
13.216 Cosmetics, toiletries and perfumes (compounding only)												PC	
13.217 Dairy operations and dairy products, ice cream and cheese												PC	
13.218 Electrolytic process plating												PC	
13.219 Equipment rental												PC	
13.220 Experimental research laboratories, but not including combustion engine testing												PC	
13.221 Exterminating establishments												PC	
13.222 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building, but not manufacture or processing												PC	

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13.223 Fireplace logs												PC	
13.224 Food products manufacture, processing and packaging of such products as candy, chewing gum, cocoa products, coffee, tea and spices, macaroni and noodles												PC	
13.225 Foundry products manufacture (electrical only)												PC	
13.226 Fruit and vegetable processing, including canning, preserv-ing, drying and freezing												PC	
13.227 Freight truck and transfer terminals												PC	
13.228 Furniture (wood, reed, rattan, metal and plastic)												PC	
13.229 Grain blending and packaging, but not milling												PC	
13.230 Heating, ventilating, cooking and refrigeration supplies and appliances												PC	
13.231 Ice manufacture, including dry ice												PC	
13.232 Industrial vocational training schools, including internal--combustion engines												PC	
13.233 Ink manufacturing (mixing only)												PC	
13.234 Insecticides, fungicides, disinfectants and related industrial and household chemical elements (blending only)												PC	
13.235 Kennels, boarding or otherwise												PC	
13.236 Knitting, weaving, printing, finishing of textiles and fibers into fabric goods or clothing, hats or hosiery												PC	
13.237 Livery stables and riding academies												PC	
13.238 Machinery manufacture; machine shops												PC	
13.239 Manufacture of wood products, including baskets, boxes, crates, barrels and vendeers												PC	
13.240 Manufacture or assembly of electrical appliances or electronic apparatus, medical, optical or drafting equip-ment, toys, games and musical instruments												PC	

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13.241 Manufacture, sale or storage of plumbing												PC	
13.242 Manufacture, sale, storage or repair of agricultural or farm implements												PC	
13.243 Meat products, packing and processing (not slaughtering)												PC	
13.244 Metal products manufacture, such products as bolts, nails, staples, needles, pins, metal containers, ornamental iron fabrication, silverware and plated wire												PC	
13.245 Oleomargarine (compounding and packing only)												PC	
13.246 Open or enclosed building materials (cement, lime in bags or containers, sand, gravel, stone, lumber, structural or reinforcing steel, steel fabricating, pipe and the like) storage and sales, but not manufacture of steel or junk storage												PC	
13.247 Pharmaceutical products; drugs												PC	
13.248 Planing and millwork; lumberyards												PC	
13.249 Poultry packing and slaughtering (wholesale)												PC	
13.250 Printing, publishing and engraving, photographic processing or blueprinting												PC	
13.251 Processing and canning of condensed and evaporated milk												PC	
13.252 Processing, packing or storing, except fish curing or smoking, of fish, shrimp, crabs, clams, oysters and other seafood												PC	
13.253 Pulp goods, pressed or molded, including paper mache products												PC	
13.254 Radiator repair, cleaning and flushing												PC	
13.255 Radio or television broadcasting stations, studios, offices and towers												PC	
13.256 Railroad switching yards, primarily for railroad service in the district, team tracks and spur tracks												PC	
13.257 Repair and assembly of automobiles, trucks, buses, truck trailers, motorcycles and bicycles and transmission repair service												PC	
13.258 Research centers											SC	PC	

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13.259 Rubber- and synthetic-treated fabrics, excluding all rubber and synthetic processing												PC	
13.260 Sheet-metal products, duct work and containers												PC	
13.261 Shipping containers (corrugated board, fiber or wire-bound)												PC	
13.262 Sign fabrication and painting shops												PC	
13.263 Soap, washing or cleaning, powder or soda (compounding only)												PC	
13.264 Tire retreading, recapping and vulcanizing shop												PC	
13.265 Tools, dies and hardware products; firearms												PC	
13.266 Vitreous enameled products												PC	
13.267 Warehouses, wholesale houses and distributors, wholesale market												PC	
13.268 Wholesale bakery products (manufacturing permitted)												PC	
13.269 Welding or soldering shops												PC	
13.270 Welding or soldering shops												PC	