

**UDO TABLE OF PERMITTED USES**

ZONING DISTRICTS	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
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P = Permitted Use | S1C = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

**Residential Uses**

Accessory dwellings		S2C	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2		S2	S2		S2	S2	S2						yes
Cluster Subdivision		S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2															5.3.2.4
Duplex (two attached units/lot, or on different lots)								P		P		P			P				P	P		P							
Home occupations	S1C	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1															yes
Life care homes, assisted living								S2C		S2		S2			S2	S2		S2	S2		S2		S2						
Manufactured home park														P															yes

**Residential Uses**

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P = Permitted Use   S1C = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
Mixed use, apartments or condos above ground floor Retail /office within the same building																			P	P									yes
Multi-Family (three or more units) - New Construction or Conversion								C S2		C S2		C S2			C S2	P			P	C S2		P	P	P					yes; Ord. 2018-30
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
Residential care facilities including full time convalescent, attendant nursing and/or rehabilitation care																P			P	P		P							
Rooming/ boarding houses								C S2		C S2		C S2																	5.5.4 /Ch.116

**Residential Uses**

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P = Permitted Use   S1Ⓞ = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
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 - more than six unrelated persons								S2 Ⓞ		S2 Ⓞ		S2 Ⓞ			S2 Ⓞ	S2 Ⓞ	P	P	S2 Ⓞ		P		P					Sec. 5.2.10	
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	
Townhouses								P		P		P			P	P		P	P		P		P					yes	

**Civic Uses**

**UDO TABLE OF PERMITTED USES**

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P = Permitted Use   S1C = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																												
Armories, reserve and national guard																P	P					P						
Assembly halls, coliseums, civic centers, etc.																				P				P				P
Cemeteries	S P	S P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P			S2 P	S2 P		S2 P	S2 P	S2 P	S2 P	P	S2 P	S2 P	S2 P	S2 P		5.5.4
Churches															P	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					
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	S2 P	P	P	P	P	P	P	P	

**Civic Uses**

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P = Permitted Use   S1C = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
Hospital																													
Library																	P	P	P	P		P	P	P				P	
Museum and art galleries																	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	S2	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
<b>Civic Uses</b>																													

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P = Permitted Use   S1C = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																												
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			
<b>Agricultural</b>																												
Bona fide, active farm	P		P																									5.3.2.1
Roadside stands for produce grown locally - less than 400 s.f. floor area	P	P	P																	P			P					
<b>Business / Personal Services</b>																												
ABC store, liquor sales																		P	P		P	P			P			

**Business / Personal Services**

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ZONING DISTRICTS	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	
P = Permitted Use   S1Ⓞ = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
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
Adult Establishment																						S2 Ⓞ							5.5.4
Airports and support facilities	S Ⓞ																												
Animal hospitals - enclosed pens and runs, attached building																				S2 Ⓞ	S2 Ⓞ				S2 Ⓞ				5.5.4
Animal hospitals - enclosed pens and runs, freestanding building																				S2 Ⓞ	S2 Ⓞ	S2 Ⓞ			S2 Ⓞ				5.5.4
Animal hospitals - open pens and runs (see kennels & pet boarding)																				S2 Ⓞ	S2				P	S2			5.5.4

**Business / Personal Services**

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ZONING DISTRICTS	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	
P = Permitted Use   S1Ⓒ = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
Arcades, game rooms, pool halls, places of entertainment with no ABC permit, bowling alleys, miniature golf facilities																					Ⓒ S2		Ⓒ S2	Ⓒ S2	Ⓒ S2				
Auto Painting and Body Shops																				P	Ⓒ S2	P				P			
Automobile parking as a principal use																			P	P	P	P	P	P		P			
Automobile parts/supplies																				P	Ⓒ S2	P	P	P		P			
Automobile rental/leasing, no sales																			P	Ⓒ S2	Ⓒ S2	P	P	P		P			5.5.4, CBD limited
Automobile repair, service and inspection including Towing Services																				Ⓒ S2	Ⓒ S2	P	P	P	P	P			5.5.4, CBD limited

**Business / Personal Services**



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P = Permitted Use   S1C = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																														
Automobile sales new, including the accessory uses of used car sales, leasing and service & repair																					S2	P		P					5.5.4	
Automobile sales used, no service or repair																					S2	S2		S2		S2			5.5.4	
Automobile washing establishment																				S2		P	P	P	P				5.5.4	
Automobile washing establishment, Hand- Wash Only																		P		S2		P	P	P	P					
Bail bonding establishments																				P		P	S2				P			
Bakery																			P	P		S2	P	P			P		P	
Banks with drive throughs																	P		P		S2	S2	P	P		P				CBD
Banks, finance and insurance offices																	P		P		P	S2	P	P		P				

Business / Personal Services

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P = Permitted Use   S1C = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																														
Barber/Beauty Shop - excluding home occupations															P	P			P	P	S2	P	P				P		P	
Bars, nightclubs, pool halls, Microbreweries, Places of entertainment with an ABC permit, bowling alleys, miniature golf facilities																				S2		S2	S2	S2						5.5.4
Bed and Breakfast Includes Short-term rentals such as AirBnB, VRBO, HomeAway, etc. (6 or fewer rooms or whole house rental)							S2	S2	S2	S2	S2	S2			S2	S2			S2	S2		S2							5.5.4	
Bingo game establishments																S2			S2	S2		S2	S2	S2					5.5.4	
Boats, heavy or farm equipment, manufactured home sales, rental and/or service																				S2	S2		S2	S2	S2	S2			5.5.4	
Borrow pits, sand and gravel operations	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2		S2	S2	S2	S2	S2	S2	S2	S2	S2	5.5.4	

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<b>Business / Personal Services</b>																												
Building supply, lumber/tools etc. including outdoor storage																					Ⓞ S2	Ⓞ S2		Ⓞ S2		P	P	
Bus terminals																						P		P				
Cell towers, co-location facilities, private water towers, radio & television transmission towers	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2		Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	5.5.4
Charter bus services																					Ⓞ S2	P		P	P	P	P	
Chemical products manufacturing & processing																									Ⓞ S2	Ⓞ S2		5.5.4
Clinic, Medical, Therapeutic																	P	P	P	Ⓞ S2	P	P		P		P	P	
Clothing alterations & repair excluding home occupations																			P	P	Ⓞ S2	P	P					
Cold storage, freezer lockers																					P	P			P	P		

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P = Permitted Use   S1☉ = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
<b>Business / Personal Services</b>																													
Commercial riding stables on sites of minimum of 10 acres	P	P	P																										
Computer operations, data processing, data storage (electronic)																P	P	P	P	☉ S2	P	P	P	P	P	P	P	P	
Contractor's office and storage yard																					☉ S2		☉ S2	P	P	P			
Convenience stores, with or without gas																		☉ S2	☉ S2	☉ S2	P	P	P		P		P		
Copying/ printing services																P		P	P	☉ S2	P	P	P	P	P	P	P		
Crematorium																☉ S2		☉ S2	☉ S2		☉ S2		☉ S2		☉ S2			5.5.4	
Dairy products processing and packaging																					P			P	P	P			

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<b>Business / Personal Services</b>																																
Day care centers - adult																			S2		S2	S2		S2	S2	S2					5.5.4	
Day care centers - child																				P		P	P		P	P	P					5.2.1 2
Dry cleaning - personal																				P	P		P	P					P			
Dry cleaning and laundry - commercial or industrial																							P				P	P				
Electrical Motors Sales and Repair																					S2	S2	P					P				
Electronic & appliance repair																			P	P		S2	P	P	P	P	P					
Equipment Rental with outside storage																						S2	P	P	P	P	P	P				
Extended stay hotel (30 days max.)																				P		P		P		P						

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<b>Business / Personal Services</b>																												
Exterminating pest control service																					P				P			
Fitness center, licensed massage therapy																S2 Ⓞ		S2 Ⓞ			P	P			P		P	
Flea markets indoor only																		P	P		P	P			P			
Flea markets indoor / outdoor																					S2 Ⓞ		S2 Ⓞ		S2 Ⓞ			5.5.4
Food preparation for wholesale & vending markets																					P		P	P	P	P		
Food Stores, retail only																		P	P		P	P			P		P	
Funeral homes																P		S2 Ⓞ				P		P		P		
Garden supply, greenhouses, nurseries, with outdoor storage																				S2 Ⓞ	P		P	P	P			

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<b>Business / Personal Services</b>																													
Gas station - no major repair work																			P	P	Ⓞ S2	P	P	P		P			
General manufacturing or processing not in its own category																									P	P	P		
General warehousing and distribution not in its own category																					Ⓞ S2	P			P	P	P		
Golf courses and county clubs, on sites a minimum of 50 acres	P	P	P																										
Greenhouse, nursery wholesale, government	P																			Ⓞ S2	Ⓞ S2					P			
Grocery stores over 30,000 s.f.																						P	P	P		P		P	
Health spas, fitness and tanning																Ⓞ S2			P	P		P	P	P		P		P	

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<b>Business / Personal Services</b>																														
Home services: carpet cleaning, home cleaning, interior design, locksmith upholstery & general personal goods repair etc. (no outdoor storage of materials)																			P	P	S2	P	P	P		P		P		
Internet Cafes / Sweepstakes Facilities / Electronic Gaming Facility																						S2								5.54: Ord. 2017-23
Junk yards, salvage yards, recycling of metal, paper and other materials																										S2			5.5.4	
Kennels and pet boarding																					S2	S2					S2			
Laundry, coin operated (aka Landromat)																			P	P		P	P							



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<b>Business / Personal Services</b>																													
Limousine services																					S2 Ⓒ	P		P	P	P	P		
Maintenance and service facilities for commercial transportation equipment																					S2 Ⓒ					P			
Maintenance and service facilities for motorized equipment																					S2 Ⓒ	S2 Ⓒ	S2 Ⓒ	S2 Ⓒ	S2 Ⓒ	S2 Ⓒ	S2 Ⓒ		
Meat products processing and packaging																										S2 Ⓒ			5.5.4
Mineral products manufacturing, including cement, concrete, bricks, glass, gypsum etc.																										S2 Ⓒ			5.5.4
Motels, Hotels, and Short-term rentals such as AirBnB, VRBO, HomeAway, etc. (with more than 6 rooms)																			P		P		P		P				

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P = Permitted Use   S1Ⓞ = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																												
Newspaper offices with printing plants incidental to such offices																				P	Ⓞ S2	P				P	P	
<b>Business / Personal Services</b>																												
Offices - business, medical and professional excluding retail trade and home occupations															P	P	P	P	P	Ⓞ S2	P	P	P	P	P	P	P	
Outdoor recreational facility privately owned, not constructed in conjunction with a single- family subdivision or planned unit development			Ⓞ S2	Ⓞ S2		Ⓞ S2		Ⓞ S2		Ⓞ S2		Ⓞ S2					Ⓞ S2		Ⓞ S2		Ⓞ S2				Ⓞ S2		Ⓞ S2	5.5.4
Outdoor storage of goods or materials for uses not otherwise listed																				Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	Ⓞ S2	
Pawn Shops																			P	Ⓞ S2	P	P			P			

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P = Permitted Use   S1G = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																																	
Pet shops - no outdoor kennels or animal storage																			P	P	⊕ S2	P	P	P				P					
<b>Business / Personal Services</b>																																	
Petrochemicals manufacturing and processing, including asphalt paving plants, asphalt roofing plants, refineries etc.																													⊕ S2				5.5.4
Pharmacy, less than or equal to 15,000 s.f.																			P	P		P	P										
Pharmacy, over 15,000 s.f.																						P	P	P									
Produce and fruits within buildings																			P	⊕ S2		P	P						P				
Sanitation collection, recycling and disposal facilities, not including hazardous waste																		P															
Transit garages and maintenance facilities																		P								P	P						

**UDO TABLE OF PERMITTED USES**

ZONING DISTRICTS	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	
P = Permitted Use   S1G = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
<b>Business / Personal Services</b>																													
Water towers	S P	S P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	S2 P	P	P	
Water treatment, wastewater treatment facilities																	P												
Radio and television stations, studios and offices																P		P	P		P	P	P			P	P		
Rail terminals and facilities																										P	P		
Recreation uses not otherwise listed																								S2 P	S2 P	S2 P			
Restaurants and employee cafeterias when located within the principal building																P	P	P	P		P	P	P	P	P	P	P	P	
Restaurants, drive in																					S2 P	S2 P	S2 P		S2 P				5.5.4
Restaurants, drive through or pick-up window																			S2 P		P	P	P		P				5.5.4

**UDO TABLE OF PERMITTED USES**

ZONING DISTRICTS	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
P = Permitted Use   S1C = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																												
<b>Business / Personal Services</b>																												
Restaurants, general																			P	P		P	P	P	P		P	
Retail sales, greater than 30,000 s.f. with outdoor storage not otherwise listed																					S2	S2	S2	S2		S2		
Retail sales, less than 30,000 s.f. with outdoor storage not otherwise listed																						S2	S2	S2		S2		
Retail, furniture sales																			P	P	S2	P	P	P		P		P
Retail, large durable goods, not in its own category (examples appliances, electronics, lawn mowers, bicycles, etc.) containing less than 30,000 s.f.																			S2	P	S2	P	P	P		P		P

**UDO TABLE OF PERMITTED USES**

ZONING DISTRICTS	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
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P = Permitted Use | S1C = Special Use (Board of Adjustment Review) | S2 = Special Use (Council Review)

**Business / Personal Services**

Retail, small nondurable goods, not in its own category(example clothes, household supplies, toys, art supplies, sporting goods, gifts, books, etc.) containing less than 30,000 s.f.																			P	P	S2	P	P			P		P	
Self-storage, mini-warehouse																					P	P	P	P	P	P			
Sexually oriented business																						S2							5.5.4
Shoe and leather repair																			P	P	S2	P	P			P		P	
Shooting /archery ranges indoor only																					S2	S2	S2	S2		S2			
Shopping centers, superstores, discount warehouse clubs or other retail, not in its own category, any over 30,000 s.f.																						P	P	P		S2			5.3.5.2 & 5.3.5.3

**UDO TABLE OF PERMITTED USES**

ZONING DISTRICTS	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		
P = Permitted Use   S1☒ = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																														
<b>Business / Personal Services</b>																														
Sign painting, fabrication																					S2☒	P			P	P	P	P		
Skating rink, ice and roller																S2☒						P	P							
Storage of flammable liquids/gases																										S2☒			5.5.4	
Storage or treatment of hazardous materials or chemicals																										S2☒	S2☒	5.5.4		
Studios for artists, photographer etc.															P	P		P	P	S2☒	P	P			P		P			
Tanning salon															P	P		P	P	S2☒	P	P			P		P			
Tattoo parlors																			S2☒	S2☒	S2☒									
Taxi cab stands/dispatch																		P	P	P	P				P					

**UDO TABLE OF PERMITTED USES**

ZONING DISTRICTS	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	
P = Permitted Use   S1C = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
<b>Business / Personal Services</b>																													
Telegraph/ Messenger Service																			P	P	S2	P	P	P			P	P	
Temporary Uses that comply with Chapter 113 of the Goldsboro City Code																			P	P	P	P	P	P	P	P			See Chapter 113 of City
Theaters, multiplexes																			P		P	P	P					P	
Tourist and travel agencies providing transportation for tours, expeditions, etc., on- site.																				S2		P		P					
Tourist and Travel Agencies, <b>not providing</b> transportation for tours, expeditions, etc., on- site																P			P	P		P	P		P	P		P	
Trucking terminals and services																					S2		S2		P	P			



**UDO TABLE OF PERMITTED USES**

ZONING DISTRICTS	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	
P = Permitted Use   S1G = Special Use (Board of Adjustment Review)   S2 = Special Use (Council Review)																													
Business / Personal Services																													
Wood products manufacturing, including lumber mills, wood composite panels etc.																													5.5.4
Zoos, on sites a minimum of 50 acres	S P	S P																											