

4-1-1 Table of Permitted Uses														
02/04/08; amended 04/07/08, 05/03/10, 07/11/11, 08/05/13, 04/07/14, 10/06/14; 07/09/18; 11/05/18; 03/04/19; 10/17/19; 06/01/20; 10/04/21; 06/06/22	Ref.	Development												
	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1
<b>RESIDENTIAL USES</b>														
<b>Single Unit Residential</b>														
Single-Family Detached Dwelling	0000		P	P	P	P	P	P						
Modular Home	0000		P	P	P	P	P	P						
Manufactured Home, on individual lot (within MH Overlay District Only)	0000	Sec. 4-7.3 A				S								
Patio Home Dwelling	0000	Sec. 4-7.3 B					D	D						
<b>Multiple Unit Residential</b>														
Condominium, less than 2 acres in area	0000	Sec. 4-7.3 C					D	D		D				
Condominium, 2 or more acres in area	0000	Sec. 4-7.3 C					D	D		D				
Manufactured Home Park (within MH Overlay District Only)	0000	Sec. 4-7.3 D				S								
Multifamily Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 E					D	D		D				
Multifamily Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 E					D	D		D				
Townhouse Dwelling, less than 2 acres in area	0000	Sec. 4-7.3 F				D	D	D		D				
Townhouse Dwelling, 2 or more acres in area	0000	Sec. 4-7.3 F				D	D	D		D				
Two-Family Dwelling (duplex)	0000						P	P						
<b>Group Residential</b>														
Boarding and Rooming House	7021	Sec. 4-7.3 G								D	D			
Family Care Home	8361	Sec. 4-7.3 H	D	D	D	D	D	D						
Group Care Facility	8361	Sec. 4-7.3 I							D		D			
Temporary Emergency Shelter	0000	Sec. 4-7.3 L	D	D	D	D	D	D	D	D	D	D	D	D
<b>Innovative Residential Developments</b>														
Live/Work Combination Dwelling & Nonresidential Use	0000	Sec. 4-7.3 M					D	D	D	D	D	D		
Planned Unit Development	0000	Sec. 4-7.3 N	D	D	D	D	D	D	D	D				
Residential Cluster Development	0000	Sec. 4-7.3 O	D	D	D	D	D	D						
Traditional Neighborhood Development	0000	Sec. 4-7.3 P	D	D	D	D	D	D						
<b>ACCESSORY USES AND STRUCTURES</b>														
Accessory Dwelling Unit (on single-family lots)	0000	Sec. 4-7.4 A	D	D	D	D	D	D						
Accessory Dwelling Unit to an Office Use	0000	Sec. 4-7.4 B							D	P	D			
Accessory Uses and Structures (customary)	0000	Sec. 4-1 G	D	D	D	D	D	D	P	D	P	P	P	P
Caretaker Dwelling	0000	Sec. 4-7.4 C	D	D	D	D	D	D	D	D	D	D	D	D
Communication Tower Under 50' in Height	0000	Sec. 4-7.4 D	D	D	D	D	D	D		P	P	P	P	P
Home Occupation	0000	Sec. 4-7.4 E	D	D	D	D	D	D		D				
Satellite Dish Antenna	0000	Sec. 4-7.4 F	D	D	D	D	D	D	P	P	P	P	P	P

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	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1	
<b>RECREATIONAL USES</b>															
Amusement or Water Parks, Fairgrounds	7996														
Athletic Fields	0000	Sec. 4-7.5 A	S	S	S	S	S	S			S		S	S	
Auditorium, Coliseum or Stadium	0000	Sec. 4-7.5 B									S		S	S	
Batting Cages, Outdoor	7999	Sec. 4-7.5 C									D		D		
Batting Cages, Indoor	7999										P				
Billiard Parlor, Pool Hall	7999									P	P	P			
Bowling Center	7933										P		P	P	
Campground/RV Park	7033	Sec. 4-7.5 D	BA										BA		
Civic, Social and Fraternal Clubs and Lodges	8641	Sec. 4-7.5 E	BA	BA	BA	BA	BA	BA	BA	D	D	D			
Indoor Recreation featuring Coin-Operated Amusements and similar entertainment, except Adult Arcade & Video Gaming Arcade	7993										P	P	P		
Community Center	7999	Sec. 4-7.5 F	BA	BA	BA	BA	BA	BA	BA						
Country Club with Golf Course	7997	Sec. 4-7.5 G	BA	BA	BA				BA		BA	BA			
School for the Arts	7911									P	P	P			
Fortune Tellers, Astrologers	7999									P	P	P			
Go-Cart Raceway	7999													P	
Golf Course, Outdoor	7992	Sec. 4-7.5 H	BA	BA	BA						BA		BA	BA	
Golf Course, Miniature	7999										P	P	P		
Golf Driving Range	7999										P		P		
Health Club or Gym	7991									P	P	P			
Private Club or Recreational Facility, Outdoor	7997	Sec. 4-7.5 I	D	D	D	D	D	D	D	D	P	D		P	
Public Park	7990		P	P	P	P	P	P	P	P	P	P	P	P	
Race Track Operation	7948	Sec. 4-7.5 J												S	
Riding Academy, Riding Stables, Equestrian Facility	7999	Sec. 4-7.5 H	S	S										S	
Shooting Range, Indoor	7999	Sec. 4-7.5 L											D	D	
Skating Rink	7999										P		P		
Sports and Recreation Club, Indoor	7997								P	P	P	P	P		
Swim and Tennis Club	7997	Sec. 4-7.5 N	BA	BA	BA	BA	BA	BA		D	P	D	P	P	
<b>EDUCATIONAL AND INSTITUTIONAL USES</b>															
Ambulance Service	4119									P		P		P	
Cemetery, Columbarium or Mausoleum (Principal Use)	0000	Sec. 4-7.6 A	S	S	S	S					D		P	P	
Cemetery, Columbarium or Mausoleum on Same Property as Church or Other Place of Worship	0000	Sec. 4-7.6 B	D	D	D	D	D	D	D	D	D	D	P	P	

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	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1
Church Or Other Place of Worship	8661	Sec. 4-7.6 C	D	D	D	D	D	D	D		P		S	S
College, University, Technical Institute	8220	Sec. 4-7.6 D							S	S	S		D	D
Crematorium											S		P	
Day Care Center, Adult and Child, 5 or Less Clients (accessory use)	8322	Sec. 4-7.6 F	D	D	D	D	D	D	P	P	P	P	P	P
Day Care Center, Adult and Child, 6 -12 Clients (principal use)	8322	Sec. 4-7.6 G	S	S	S	S	S	S	P	P	P	P	P	P
Day Care Center, Adult and Child, 13 or More Clients (principal use)	8322	Sec. 4-7.6 G.1	S	S					D	D	P	D	S	S
Elementary or Secondary School	8211	Sec. 4-7.6 H	BA	BA	BA	BA	BA	BA	BA		BA	BA		
Fire Station/Emergency Medical Service	9224	Sec. 4-7.6 I	D	D	D	D	D	D	P	D	P	D	P	P
Government Office	9000								P				P	P
Hospital	8062								P					
Library	8231	Sec. 4-7.6 J	D	D	D	D	D	D	P	D	P	D		
Museum or Art Gallery	8412								P	P	P	P		
National Guard /Military Reserve Center	0000								P	P			P	P
Nursing and Convalescent Home, Rest Home	8050	Sec. 4-7.6 K	S	S	S	S	S	S	S		S	S		
Police Station	9221								P	P	P	P	P	P
Post Office	0000								P	P	P	P	P	P
Retreat/Conference Center	0000	Sec. 4-7.6 M							P		P		D	
School Administration Facility	9411								P		P		P	P
Urgent Care Facility	8093								P		P		P	
Vocational, Business or Technical School	8240								P		P		P	
Wellness Center	8052								P	BA	P	BA	P	
<b>BUSINESS, PROFESSIONAL and PERSONAL SERVICES</b>														
Advertising, Outdoor Services	7312										P	P	P	P
Parking Lot	7521								P	P	P		P	P
Automobile Rental or Leasing	7510									S	P		P	P
Automobile, ATV, and Motorcycle Repair Services, Minor	0000	Sec. 4-7.7 A								S	D	S	D	P
Automobile Repair Services, Major	0000	Sec. 4-7.7 A											S	S
Automobile Towing and Storage Services	7549												P	P
Bank, Savings and Loan, or Credit Union, inc. ATMs	6000								P	P	P	P		
Barber Shop, Beauty Shop, Cosmetic Tattoos	7241	Sec. 4-1.G							P	P	P	P		
Bed and Breakfast	7011	Sec. 4-7.7 B	D	D	D	D			P	D	P	D		
Bicycle Repair	3751									P	P	P	P	

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	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1
Boat Repair	3730												P	P
Car Wash, Auto Detailing	7542										P			P
Clothing Alteration or Repair	0000									P	P	P		
Contractor Office with Outside Storage Yard	0000	Sec. 4-7.7 C											D	D
Computer Maintenance and Repair	7378									P	P	P		
Craft Studio										P	P	S	P	
Equipment Rental and Leasing (no outside storage)	7350										P		P	P
Equipment Rental and Leasing (with outside storage)	7350	Sec. 4-7.7 D											D	D
Equipment Repair	7690										P		P	
Funeral Home, Crematorium	7261								P	P	P			
Furniture Refinishing and Repair, Upholstery Shops	7641												P	P
Furniture Display and Showrooms	0000								P		P			
Hotel or Motel, except Adult Motel**	7011								P	P	P			
Insurance Agency, no On-site Claims Inspections	6411								P	P	P	P		
Insurance Agency, with On-site Claims Inspections	6411										P		P	
Kennels, with Outside Runs	0752		S	S									S	S
Kennels, with No Outside Runs	0752	Sec. 4-7.7 E	S	S							P		P	P
Landscape and Horticultural Services	0780										P		P	
Laundromat, Coin-Operated	7215									P	P	P		
Laundry or Dry Cleaning Plant	7211													P
Laundry or Dry Cleaning, Retail Facility	7212								P	P	P	P		
Locksmiths, Gunsmiths	7699									P	P	P		
Makerspace										P	P	S	P	
Martial Arts Instructional School	7999								P	P	P	P		
Medical or Dental Laboratory	8071									P	P		P	
Medical or Dental Offices	8021								P	P	P	P		
Medical Office Park	8011								P		P		P	
Offices, General	0000								P	P	P	P		
Office Uses Not Listed Elsewhere	0000								P	P	P			
Pest or Termite Control Services	7342										P		P	
Photography, Commercial Studio	7335								P	P	P	P		
Appliance Repair	7623												P	P
Services, Miscellaneous Not Listed Elsewhere	7699								BA		P		P	
Shoe Repair or Shoeshine Shop	7251									P	P	P		
Stock, Security, and Commodity Brokers	62								P	P	P	P		

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	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1
Tattoo Parlor & Body Piercing										P	P	S		
Television, Radio or Electronics Repair	7620										P		P	P
Theater (indoor), except Adult Theater**	7832								P	P	P			
Theater (outdoor)	7833								P		P			
Tire Recapping	7534												P	P
Truck Driving School	8249												P	P
Truck and Utility Trailer Rental and Leasing	0000												P	P
Truck Washing	7542													S
Veterinary Clinic	0742								P		P		P	
Watch, Clock, and Jewelry Repair	7631								P	P	P	P		
Welding Shop	0000													P
<b>RETAIL TRADE</b>														
ABC Store (packaged liquor)	5921									P	P			
Antique Store	5932									P	P	P		
Apparel and Accessory Store	5600									P	P	P		
Appliance Store	5722									P	P	P		
Arts and Crafts	0000									P	P	P		
Auto Supply Sales	5531									P	P			
Bakery	5461									P	P	P		
Bar, Night Club, Tavern, Brewpub	5813	Sec. 4-7.8 A								P	D	D		
Bicycle Sales	5571									P	P		P	
Boat Sales	5551										P		P	
Bookstore, except Adult Bookstore**	5942								P	P	P	P		
Building Supply Sales	5211	Sec. 4-7.8 B									D		D	D
Convenience Store, no Gas Pumps	5411									P	P	P	P	P
Convenience Store, with Gas Pumps	5411	Sec. 4-7.8 C								BA	P	BA	P	P
Department, Variety or General Merchandise	5300									P	P			
Drugstore or Pharmacy	5912								P	P	P	P		
Farm Supplies and Equipment	0000	Sec. 4-7.8 H									D		P	P
Interior Decorating	5710									P	P	P	P	
Florist	5992								P	P	P	P		
Food Stores	54	Sec. 4-7.8 D								D	P	D	P	
Fuel Oil Sales	5980										P		P	P
Furniture Sales	5712								P	P	P			
Garden Center or Retail Nursery	5261										P	P	P	

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	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1
Hardware Store	5251									P	P	P	P	
Home Furnishings, Miscellaneous	5719									P	P	P		
Manufactured Home Sales	5271	Sec. 4-7.8 E									S		S	
Motor Vehicle Sales (new and used)	5511									BA	P		P	P
Office Supplies and Equipment	5999								P	P	P	P	P	
Optical Goods Sales	5995								P	P	P	P		
Paint and Wallpaper Sales	5231									P	P	P	P	
Pawnshop or Used Merchandise Store	5932									P	P	P		
Pet Store	5999									P	P	P		
Radio, Television, Consumer Electronics, and Music Stores	5731									P	P	P		
Retail Sales, Miscellaneous not listed elsewhere	5999									P	P	P		
Recreational Vehicle Sales	5561										P		P	P
Restaurant (drive-in or take out window only)	5812	Sec. 4-7.8 F								D	D	D	P	P
Restaurant (with drive-through)	5812	Sec. 4-7.8 G								D	D	D	P	P
Restaurant (without drive-through)	5812								S	P	P	S	P	P
Service Station, Gasoline Sales	5541	Sec. 4-7.8 I								BA	P	BA	P	P
Shopping Center	0000	Sec. 4-7.8 J									D			
Superstore	0000	Sec. 4-7.8 K									D		D	
Tire Sales	5531										S		P	P
Truck Stop, Travel Plazas	5541	Sec. 4-7.8 L												S
Retail Stores <3,000 square feet (s.f.)										P	P	P		
Retail Stores 3,000 s.f. - 20,000 s.f.										P	P			
Retail Stores 20,000 s.f. - 50,000 s.f.											P			
<b>WHOLESALE TRADE</b>														
Farm Product Raw Materials	515													P
Hardware	5072								S		P		P	P
Petroleum and Petroleum Products, Bulk Storage	517	Sec. 4-7.9 B												BA
Other Hazardous Materials Trade and Storage	4953													BA
Wholesale Trade, not listed elsewhere	0000												P	P
<b>TRANSPORTATION, WAREHOUSING AND UTILITIES</b>														
Airport or Air Transportation Facility	4500	Sec. 4-7.9 A												S
Bulk Mail and Packaging	4212												P	P
Bus Terminal	4100								S				P	P
Broadcast Station	4800										P		P	P
-Broadcast Studio	4800									P	P		P	P

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			R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1	
Communications Tower, Public Safety	0000	Sec. 4-7.9 C	D	D	D	D	D	D	D	D	D	D	D	D	
Communications Tower and All Other Radio, Television Towers Over 50' In Height	0000	Sec. 4-7.9 D											S	S	
Composting Facility															
Courier Service	4215										P		P	P	
Data Center													S	P	
Distribution Center	4220												P	P	
Farm Product Warehousing and Storage	4221												P	P	
Junkyard or Recycling Facility	5093														
Landfill, Construction & Demolition Debris	5093														
Landfill, Municipal Waste															
Landfill, Land Clearing & Inert Debris	4953														
Moving and Storage Service	4214										S		P	P	
Outside Storage	0000										S		P	P	
Public Works and Public Utility Facilities Essential to the Immediate Area	0000	Sec. 4-7.9 H	S	S	S	S	S	S	S	S	S	S	S	S	
Railroad Station	4010								S	S	S		P	P	
Railyard													S	P	
Recycling Collection Station or Point	0000												P	P	
Wastewater Treatment Plant (Water Resource Recovery Facility)	4952	Sec. 4-7.9 I											S	S	
Small Wireless Facility	23713	Sec. 4-7.9 F	D	D	D	D	D	D	D	D	D	D	D	D	
Solar Farms		Sec. 4-7.9 G											S	S	
Taxi Terminal	4121										P	P			
Telephone Exchange, Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA		BA	BA		BA	BA	
Transfer Station, Municipal Solid Waste	4953													BA	
Transformer Stations	0000	Sec. 4-7.9 K	BA	BA	BA	BA	BA	BA	BA		BA		BA	BA	
Trucking or Freight Terminal	4213													P	
Warehousing, Assembly & Distribution	4220												P	P	
Indoor Warehouse (self-storage)	4225	Sec. 4-7.9 L									D		P	P	
Water Treatment Plant	0000	Sec. 4-7.9 M											S	S	
Wireless Communications Facility	23713	Sec. 4-7.9 E	D	D	D	D	D	D	D	D	D	D	D	D	
<b>MANUFACTURING and INDUSTRIAL USES</b>															
Apparel and Finished Fabric Products	2300													P	P
Bakery Products	2050										S		P	P	

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	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1
Batteries	3691													S
Beverage Products	2086										P		P	P
Cabinet and Woodworking Shops	2434										S		P	P
Carpets, Bedding	0000												S	P
Chemicals, Paints and Allied Products	2800													S
Computer and Office Equipment	3570												P	P
Asphalt, Concrete, Cut Stone and Clay Products	3200													S
Dairy Products	2020													P
Drugs and Pharmaceuticals	283												P	P
Electronic and Other Electrical Equipment	36													P
Food Preparation and Related Products, Miscellaneous	209												P	P
Furniture and Fixtures	2500												S	P
Glass	3200													P
Hardware and Housewares	0000												S	P
Heating, Equipment and Plumbing Fixtures	3430													P
Ice	2097										P		P	P
Industrial and Commercial Machinery	3500													P
Jewelry and Silverware Fabrication, No Plating	3915									P	P		P	
Machine Shop	3599										S		P	P
Manufactured Housing and Wood Buildings	2450												S	P
Metal Fabricating	0000													P
Microbrewery/Microdistillery										S	S		P	P
Millwork, Plywood and Veneer	2430													P
Paper Products	2670												S	P
Printing and Publishing	2700										S		P	P
Research & Development	8730									S	S		P	P
Rubber and Plastics, Miscellaneous	3000													S
Sheet Metal Shop	0000													P
Signs	3993										P		P	P
Soaps and Cosmetics	2840													P
Sporting Goods and Toys	3940												P	P
Textiles	2200													P
Tobacco Products	2110													S
Industry, Light	0000												S	P
Industry, Heavy	0000													S

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	SIC	Standards	R20	R15	R12	R10	R8	R6	OI	B1	B2	B3	M2	M1
<b>AGRICULTURAL USES</b>														
Bona fide farm operation except commercial feeder/breeder operation	0000	Sec. 1-5	E	E	E	E	E	E	E	E	E	E	E	E
<b>MINING USES</b>														
Mining, Quarrying, Sand Pits, Clay and Mineral Extraction	1000	Sec. 4-7.12 A												
<b>TEMPORARY USES</b>														
Arts and Crafts Show	0000								P	P	P	P		
Carnivals and Fairs	7999	Sec. 4-7.13 A							S		D		D	D
Farm Products, Christmas Tree, Pumpkin, Seafood, Firework Stand and Similar Outdoor Seasonal Sales	0000	Sec. 4-7.13 D							D	D	D	D	P	P
Concerts, Stage Show	7920	Sec. 4-7.13 B								D	D			
Convention, Trade Show	0000									P	P	P	P	P
Agritourism	0000	Sec. 4-7.13 C	D											
Health Care Structure		Sec. 4-7.13 F	D	D	D	D	D	D						
Horse Show, Rodeo	7999		S										P	P
Farmers Market	5431	Sec. 4-7.13 E	D	D						D	D	D	D	
Outdoor Religious Event	0000	Sec. 4-7.13 G	S						S	SD	SD		D	D
Temporary Debris Storage and Reduction Sites		Sec. 4-7.13 L	D						D	D	D	D	D	D
Temporary Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		P	P	P	P	P	P	P	P	P	P	P	P
Temporary Construction Office or Security Residence	0000	Sec. 4-7.13 H	D	D	D	D	D	D	D		D		P	P
Temporary Portable Storage Containers	0000	Sec. 4-7.13 K	D	D	D	D	D	D	D	D	D	D	D	D
Temporary and Special Events not Listed Elsewhere	0000	Sec. 4-7.13 I							D	D	D	D	D	D
Turkey Shoot	0000	Sec. 4-7.13 J											D	D
Yard Sale	0000		P	P	P	P	P	P						
<b>MISCELLANEOUS USES</b>														
Adult Establishment**	0000	Sec. 4-7.14 B												S
Animal Shelter	0752												P	P
Video Gaming Arcade	0000	Sec. 4-7.14 D									S			
<p><b>* Chapter 4 of the City of Mebane Ordinances regulates the keeping of certain animals within the corporate limits of the City of Mebane. Consequently, some animal operations may not be permissible within Zoning districts that are located within the corporate limits.</b></p> <p><b>** Adult Establishment includes adult arcade, adult bookstore, adult video store, adult cabaret, adult motel, massage parlor, adult motion picture theater, adult theater, escort agency, sexual encounter studio, or any combination of the foregoing. See Definition in Article 12</b></p>														

P = Permitted by right  
D = Development standards must be met  
E = Exempt from UDO regulation

BA = Special Use request, Board of Adjustment  
S = Special Use request, City Council