

LAND USE AND DEVELOPMENT

140 Attachment 1

Town of Ocean View

Permitted Uses and Structures

[Amended 4-10-2012 by Ord. No. 290; 5-13-2014 by Ord. No. 310; 7-12-2016 by Ord. No. 330; 9-12-2017 by Ord. No. 341; 9-12-2017 by Ord. No. 342; 10-9-2018 by Ord. No. 352]

- Blank Not Permitted.
- P Permitted Use.
- SE Special Exception, see Article XVIII.
- D Definition provided in Article XXI.

Permitted Uses and Structures	Zoning District								
	OS	R-1	R-2	R-3	RPC	MXPC	GB-1	GB-2	RMH
Agricultural Uses									
Customary and conventional farming operations	P	P	P	P					
Residential Uses									
Bed-and-breakfast	D	SE	SE	SE		SE	SE	SE	
Dwelling, single-unit detached, including modular	D	P	P	P	P	P			
Dwelling, single-unit detached for properties whose only access is via a collector street							SE	SE	
Dwelling, duplex (one dwelling on top of another) whose only access is via a collector street	D		P	P	P	P	SE	SE	
Dwelling, multiple-unit	D			P	P	P			
Dwelling, manufactured home	D								P
Dwelling, semidetached (one side attached to the other, twin) whose only access is via a collector street	D		P	P	P	P	SE	SE	
Dwelling, townhouse whose only access is via a collector street	D			P	P	P	SE	SE	
Home-based business, see § 140-40		P	P	P	P	P	P	P	P
Retail Uses									
Alcoholic beverage sales for off-premises consumption					SE	SE	SE	SE	
Antiques						P	P	P	
Art gallery	D					P	P	P	
Art studio	D					SE	SE	SE	
Bakery					P	P	P	P	
Clothing and apparel shop						P	P	P	
Coffee, ice cream, frozen yogurt shop					P	P	P	P	
Convenience store fewer than 5,000 square feet					P	P	P	P	
Drugstore	D					P	P	P	
Fast-food restaurant	D					SE	SE	SE	
Florist					P	P	P	P	
Furniture store, not to exceed 10,000 square feet						P	P	P	
Gasoline station	D					SE			
Gasoline station and convenience store	D					SE			
Gasoline station and fast-food restaurant	D					SE			
Gasoline station, fast-food restaurant, and convenience store	D					SE			

OCEAN VIEW CODE

Permitted Uses and Structures	Zoning District								
	OS	R-1	R-2	R-3	RPC	MXPC	GB-1	GB-2	RMH
Interior furnishings, including but not limited to fixtures, floor covering, and window treatments						P	P	P	
News and bookstore					P	P	P	P	
Pharmacy, not to exceed 3,000 square feet in area	D				P	P	P	P	
Restaurant, see also § 140-42					P	P	P	P	
Retail sales establishments	D					P	P	P	
Supermarket	D					SE		SE	
Service Uses									
Bank with drive-in						P	P	P	
Bank without drive-in						P	P	P	
Barbershop					P	P	P	P	
Beauty salon, including day and tanning spa, hair and nail salon					P	P	P	P	
Clinic or office, medical or dental	D				SE	SE	SE	SE	
Computer and online services					P	P	P	P	
Dry cleaner					SE	SE	SE	SE	
Gym or fitness center					P	P	P	P	
Laundromat	D						SE	SE	
Newspaper publisher						P	P	P	
Office, other than medical, surgical, or dental	D				P	P	P	P	
Pet groomer						P	P	P	
Photographic studio						P	P	P	
Repair shops other than automotive, such as watch, computer, small appliances						P	P	P	
Surgical center	D					SE	SE	SE	
Tailor shop						P	P	P	
Travel agent						P	P	P	
Video and DVD rental store						P	P	P	
Other Uses									
Adult entertainment establishment							SE	SE	
Amateur radio antenna		SE	SE	SE	SE	SE	SE	SE	SE
Brewpub and microbrewery							SE	SE	
Cemetery		P	P	P		P	P	P	
Cemetery with crematorium						SE	SE	SE	
Club, private including golf, swimming and tennis clubs and other annual membership clubs		SE	SE	SE	P	P	SE	SE	
Club, social including fraternal lodge, meeting hall	D				SE	SE	SE	SE	
Day-care center	D				SE	SE	SE	SE	
Funeral home							P	P	
Government facilities and services, local, including parks, playgrounds, and buildings	D	P	P	P	P	P	P	P	P
Government facilities and services, nonlocal	D		SE	SE	SE	SE	SE	SE	SE
Heliport, helistop					SE	SE	SE	SE	
Hospital	D					SE	SE	SE	
Library						P	P	P	
Marina, yacht club		SE	SE	SE		SE	SE	SE	
Mixed residential and commercial uses					P	P	P	P	
Miniature golf courses							SE		
Museum		SE	SE	SE		SE	SE		
Nursing and care facilities	D		SE	SE	SE	SE	SE	SE	
Open space		P	P	P	P	P	P	P	P
Park, recreation and open space facilities owned by homeowner		P							

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	OS	R-1	R-2	R-3	RPC	MXPC	GB-1	GB-2	RMH
associations									
Parks and open space	P	P	P	P	P	P	P	P	p
Place of worship	D	P	P	P	P	P	P	P	P
Schools, public and private	D	SE	SE	SE	SE	SE	P	P	
Solar heating panel on roof		P	P	P	P	P	P	P	
Solar heating panel other than on roof		SE	SE	SE	SE	SE	SE	SE	SE
Veterinary office or hospital						SE	SE	SE	
Wildlife educational center							SE	SE	
Wind turbines		SE	SE	SE	SE	SE	SE	SE	SE
Wireless communications facilities		SE	SE	SE	SE	SE	SE	SE	SE
Woodworking shops							SE	SE	
Accessory uses, see § 140-25	P	P	P	P	P	P	P	P	P
Temporary uses, see § 140-26	P	P	P	P	P	P	P	P	P