

DEVELOPMENT CODE

235 Attachment 1

City of Aberdeen

Appendix A

Table of Use Regulations

[Amended 8-27-2018 by Ord. No. 18-O-27; 5-6-2019 by Ord. No. 19-O-06; 7-8-2019 by Ord. No. 19-O-10; 12-14-2020 by Ord. No. 20-O-18; 2-22-2021 by Ord. No. 21-O-02; 6-7-2021 by Ord. No. 21-O-09; 3-28-2022 by Ord. No. 22-O-03; 12-9-2024 by Ord. No. 24-O-23]

Key to Table:

- P Permitted use
- SE Use subject to special exception from the Board of Appeals
- Not permitted
- 2<sup>nd</sup> floor Permitted on second floor and above
- T-5 Only permitted in TOD-C
- SFD Single-family dwelling

Use	Zoning District								
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	IBD	TOD
<b>Residential</b>									
Accessory dwelling unit	P	P	P	—	—	—	—	P	P
Age-restricted housing	SE	SE	P	P	P	—	—	P	P
Apartment accessory to commercial use	—	—	—	P	P	P	—	P	P
Assisted living facility	SE	SE	P	P	P	—	—	P	P
Continuing care retirement community	—	—	P	P	P	—	—	P	SE
Day care (family)	P	P	P	P	P	—	—	P	P
Dwelling, accessory apartment	SE	P	P	P	P	—	—	P	P
Dwelling, attached	—	P	P	—	—	—	—	P	P
Dwelling, conversion of SFD to 2-family	—	P	P	SE	SE	—	—	P	—
Dwelling, cottage cluster	—	—	P	—	—	—	—	P	P
Dwelling, detached, single-family	P	P	P	P	P	—	—	P	—
Dwelling, duplex	—	P	P	—	—	—	—	P	—
Dwelling, garden apartment	—	—	P	P	P	P	—	P	P
Dwelling, high-rise apartment	—	—	P	—	—	P	—	P	P
Dwelling, mid-rise apartment	—	—	P	—	—	P	—	P	P
Dwelling, modular	P	P	P	P	P	—	—	P	—
Dwelling, multifamily, conversion of SFD to multifamily	—	—	P	—	—	—	—	P	—
Dwelling, neighborhood apartment	—	—	P	P	P	P	—	P	P
Dwelling, temporary emergency	SE	SE	SE	SE	SE	—	—	SE	—
Dwelling, townhouse	—	—	P	—	—	—	—	P	P
Dwelling, triplex	—	—	P	—	—	—	—	P	P
Dwelling, stacked townhouse	—	—	P	—	—	—	—	P	T-6
Dwelling, quadplex	—	—	P	—	—	—	—	P	P
Halfway house	—	—	SE	SE	SE	—	—	—	—
Live work unit	—	—	—	—	—	—	—	—	P
Mobile home park	—	—	SE	—	—	—	—	—	—
Personal care home	—	—	P	P	P	—	—	—	—
Retirement community	—	—	P	—	—	—	—	P	—
Workforce housing	—	—	P	—	—	P	—	P	P

ABERDEEN CODE

Use	Zoning District								
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	IBD	TOD
<b>Commercial</b>									
Adult bookstore or adult entertainment center	—	—	—	—	—	—	—	—	—
Agriculture machinery, sales, and service	—	—	—	—	—	P	P	—	—
Auction house	—	—	—	—	—	SE	P	—	—
Automobile or boat sales/rental	—	—	—	—	—	P	—	—	P
Automobile car wash	—	—	—	—	—	P	—	—	—
Automobile repair shop	—	—	—	—	P	P	P	—	—
Banquet facility	—	—	—	—	—	P	—	P	P
Body-piercing service	—	—	—	—	—	P	—	—	—
Brewery, micro	—	—	—	—	P	P	P	P	P
Brewery, production	—	—	—	—	—	P	P	—	—
Brewpub	—	—	—	—	P	P	P	P	P
Business service	—	—	—	P	P	P	P	P	P
Bus station, train station, taxi depot, and transit center	—	—	—	—	P	P	P	—	P
Cannabis dispensary and CBD shop	—	—	—	—	—	P	P	P	P
Cannabis grower	—	—	—	—	—	P	P	—	—
Cannabis processor	—	—	—	—	—	P	P	—	—
Catering services	—	—	—	P	P	P	P	P	P
Cemetery	—	—	—	SE	SE	SE	—	—	—
Class A self-storage facility	—	—	—	—	—	—	P	P	—
Coliseums, stadiums, and accessory dormitory	—	—	—	—	—	P	P	P	—
Commercial amusement, entertainment, recreation facilities, and sports camps	—	—	—	—	SE	P	P	P	P
Communication tower or monopole	—	—	—	—	—	SE	SE	SE	SE
Community counseling and treatment facility	—	—	—	—	—	P	P	—	—
Conference center	—	—	—	—	—	P	—	P	P
Construction services and supplies	—	—	—	—	—	P	P	—	—
Convenience retail establishment with accessory fuel pumps	—	—	—	—	—	P	P	—	—
Creamery	—	—	—	—	P	P	—	P	P
Day-care center (group)	—	—	—	P	P	P	P	P	P
Day spa	—	—	—	—	P	P	—	P	P
Distillery, full	—	—	—	—	—	P	P	—	—
Distillery, limited	—	—	—	—	P	P	P	P	P
Financial institutions (banks, credit unions, and check cashing establishments)	—	—	—	P	P	P	P	P	P
Food trucks (with peddler's and solicitor's license under § 417-6)	—	—	—	P	P	P	P	P	P
Fortune telling	—	—	—	—	—	—	SE	—	—
Fuel storage facility	—	—	—	—	—	—	SE	—	—
Funeral establishment	—	—	—	—	P	P	—	—	T-5
Gas station	—	—	—	—	—	P	P	—	—
Gourmet food establishment	—	—	—	P	P	—	P	P	—
Greenhouse/nursery	—	—	—	P	P	P	P	SE	—
Heliport	—	—	—	—	—	—	P	—	—

DEVELOPMENT CODE

Use	Zoning District								
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	IBD	TOD
Helistop	—	—	—	—	—	P	P	—	—
Hotel	—	—	—	—	—	P	—	P	P
Hotel, full-service	—	—	—	—	—	P	—	P	P
Junkyard	—	—	—	—	—	—	—	—	—
Liquor store	—	—	—	—	—	P	—	P	P
Kennel	—	—	—	—	—	P	—	—	—
Massage services	—	—	—	—	—	—	—	—	—
Medical services - clinic	—	—	—	—	—	P	P	—	—
Medical services - doctor's office	—	—	—	P	P	P	P	—	—
Medical services - hospital	—	—	—	—	—	P	P	—	—
Medical services - laboratory	—	—	—	—	P	P	P	—	—
Medical services - urgent care	—	—	—	—	—	P	P	P	—
Medical spa	—	—	—	—	P	P	—	P	P
Mini warehousing	—	—	—	—	—	—	P	—	—
Mixed-use center	—	—	—	—	—	P	—	P	P
Mobile home sales office	—	—	—	—	—	P	—	—	—
Motel	—	—	—	—	—	P	—	—	—
Motor vehicle painting and bodywork	—	—	—	—	—	P	P	—	—
Movie theater	—	—	—	—	—	P	—	P	P
Office building	—	—	—	P	P	P	P	P	P
Open-air market (farm and craft markets; produce market)	—	—	—	P	P	P	—	P	P
Personal services	—	—	—	P	P	P	SE	P	P
Pet day care services	—	—	—	—	P	P	P	P	P
Pet store	—	—	—	—	P	P	P	P	P
Pharmacy with or without drive-through	—	—	—	—	—	P	—	P	P
Professional services	—	—	—	P	P	P	P	P	P
Radio and television station	—	—	—	—	—	—	P	SE	SE
Restaurant	—	—	—	P	P	P	P	P	P
Restaurant with drive-through	—	—	—	—	—	P	P	P	—
Retail, commercial stores	—	—	—	P	P	P	P	P	P
Sand and gravel pits	—	—	—	—	—	—	—	—	—
Shopping center	—	—	—	—	—	P	—	P	P
Specialty store or shop	—	—	—	P	P	P	—	P	P
Supermarket	—	—	—	—	P	P	SE	—	P
Tattoo parlor	—	—	—	—	—	P	—	—	—
Tobacco shop	—	—	—	—	—	P	—	P	P
Truck repair or truck service station	—	—	—	—	—	—	P	—	—
Truck terminal	—	—	—	—	—	—	P	—	—
Vehicle or trailer storage yard	—	—	—	—	—	—	P	—	—
Veterinary clinics	—	—	—	—	P	P	P	P	SE
Warehouse establishments	—	—	—	—	—	—	P	—	—
Wholesale establishments	—	—	—	—	—	—	P	—	—
<b>Industrial</b>									
Apparel and other textile products manufacturing	—	—	—	—	—	—	—	—	—
Asphalt and concrete batching plant	—	—	—	—	—	—	—	—	—
Biological products manufacturing	—	—	—	—	—	—	—	—	—
Compost facility	—	—	—	—	—	—	SE	—	—

ABERDEEN CODE

Use	Zoning District								
	R-1	R-2	R-3	B-1	B-2	B-3	M-1	IBD	TOD
Electrical and electronic equipment	—	—	—	—	—	—	P	—	—
Food products manufacturing	—	—	—	—	—	—	P	—	—
Furniture and fixtures manufacturing	—	—	—	—	—	—	P	—	—
Instruments and related products manufacturing	—	—	—	—	—	—	P	—	—
Leather and leather products manufacturing	—	—	—	—	—	—	—	—	—
Lumber, wood, and paper products manufacturing and sawmill	—	—	—	—	—	—	—	—	—
Machinery manufacturing	—	—	—	—	—	—	—	—	—
Medicinal and chemicals manufacturing	—	—	—	—	—	—	SE	—	—
Office machine manufacturing	—	—	—	—	—	—	P	—	—
Petroleum and coal products	—	—	—	—	—	—	—	—	—
Pharmaceutical preparation manufacturing	—	—	—	—	—	—	P	—	—
Printing and publishing	—	—	—	—	—	P	P	—	—
Recycling facility	—	—	—	—	—	—	SE	—	—
Sanitary landfill	—	—	—	—	—	—	—	—	—
Stone, clay, and glass products manufacturing	—	—	—	—	—	—	—	—	—
Textile mill	—	—	—	—	—	—	—	—	—
Transportation equipment manufacturing	—	—	—	—	—	—	—	—	—
Welding and metal fabrication	—	—	—	—	—	—	P	—	—
<b>Institutional</b>									
Art galleries	—	—	—	P	P	P	—	P	P
Auditorium/lecture halls/convention centers	—	—	—	—	—	P	P	P	P
Club, nonprofit	—	—	—	P	P	P	P	P	P
Club, private	—	—	—	P	P	P	P	P	P
Club, recreational	—	—	—	P	P	P	P	P	P
Colleges and universities	—	—	—	—	—	P	P	P	P
Community center	—	—	P	P	P	P	—	P	P
Dormitory	—	—	—	—	—	P	—	P	—
Generating or treatment plants, pumping or regulator stations, substations, and transmission lines utilizing multi-legged structures	—	—	—	—	—	—	P	—	—
Homeless shelter	—	—	—	—	—	—	P	—	—
Hospital	—	—	—	—	—	P	P	—	P
Library	—	—	—	P	P	P	—	P	P
Museum	—	—	—	P	P	P	—	P	P
Nursing home or skilled care facility	—	—	—	—	—	P	—	P	—
Places of religious worship and affiliated schools	P	P	P	P	—	P	—	—	2nd floor
Public or governmental buildings	SE	SE	P	P	P	P	P	P	P
Public utilities	P	P	P	P	P	P	P	P	P
Residential reentry centers	—	—	—	—	—	—	—	—	—
Schools	P	P	P	P	—	P	—	P	P
Trade and vocational schools	—	—	—	—	—	P	SE	P	P
Utility-scale solar farm	—	—	—	—	—	—	P	—	—
<b>Temporary Use</b>									

DEVELOPMENT CODE

<b>Zoning District</b>									
<b>Use</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>M-1</b>	<b>IBD</b>	<b>TOD</b>
Animal show	—	—	—	—	P	P	P	P	P
Carnival	—	—	—	—	—	P	P	P	P
Circus	—	—	—	—	P	P	P	P	—
Craft show	—	—	—	P	P	P	P	P	P
Fair	—	—	—	P	P	P	P	P	P
Flea market	—	—	—	P	P	P	P	P	P