

**RICHLANDS ZONING ORDINANCE
TABLE OF PERMITTED USES
ADOPTED APRIL 9, 2013**

Use	District															
	Residential									Commercial					Industrial	
	A-5	R-20	R-15	R-10	RM-10	R-8	RM-8	R-6	RM-6	C-1	C-2	C-3	C-4	C-5	I-1	I-2
Accessory structures	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P
Accessory uses (See Section 9-2-140)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult establishment											C				C	
Agriculture-vegetative	P	P						C	C							
Agriculture-livestock	C	C														
Alcohol beverage packaged, retail sales											P				P	
Amusement, commercial outdoor											P				P	
Amusement, commercial indoor										P	P					
Advertising agency																
Ambulance service/rescue squad (EMS)										P	P	P	P	P		
Amusement park																
Animal hospital/veterinarian clinic										P	P	P	P			
Antique shops										P	P	P				
Apparel and footwear (sales)										P	P	P				
Appliances (sales)										P	P					
Appliances (service, and repair)										P	P					
Aquarium										P	P					
Architect companies										P	P	P	P			
Art galleries										P	P	P				
Art supplies										P	P					
Arts and graphics services										P	P					
Asphalt products manufacturing															P	
Auction house											P					
Auto, truck, and motorcycle sales											P	C				
Auto-detailing											P	P				
Automatic teller machine										P	P	P	P	P		
Automobile salvage yard															C	
Automobiles manufacturing															P	
Automotive supplies										P	P	C				
Bait and tackle sales										P	P	P				
Bakeries										P	P				P	
Banks and finance companies										P	P					
Barber and beauty shops										P	P	P	C	C		
Baseball hitting ranges											P					
Bed and Breakfast		C				C	C	C	C	C						
Bedding and carpet manufacturing															P	
Bicycle sales and service										P	P	P				
Big box development											C				C	
Billiard or pool halls										P	P					
Blacksmith operations															P	
Blueprints and drafting supplies										P	P					
Boat (repairs, sales and service)											P				P	
Bicycle repair shops										P	P	P				

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Boat works manufacturing															P	
Bona fide farms (ten acres or more)	P	P														
Book and stationary stores										P	P	P				
Bottling plants															P	P
Bowling alley											P					
Brick, tile, and pottery yards (sales/service)											P				P	
Building cleaning and maintenance services											P				P	
Building materials (sales)											P				P	
Building over 50 feet in height																
Bus garages											P					
Bus terminal											P				P	
Business offices										P	P		P	P		
Cabinet shops										P	P				P	
Camera and photography supplies										P	P	P				
Campgrounds and RV Parks	P										P					
Campsites	P															
Candy store										P	P	P				
Canvas goods manufacturing															P	
Car wash											P					
Cardboard containers manufacturing															P	
Cemetery, private	C	C	C	C	C	C	C	C	C							
Cemetery, public	C	C	C	C	C	C	C	C	C							
Chemical manufacturing															P	
Chicken houses	C															
Church (see religious institutions)																
Clothing and textiles production															P	
Club and/or Lodge																
Coin-operated laundry										P	P	P				
College/university/technical college	P	P									P	P				
Community centers, private										C	P	C				
Community centers, public										P	P	P	P	P		
Computer and data processing services										P	P					
Concrete products production															P	
Contractor's office											P				P	
Convenience store										P	P	P				
Correctional facilities	C														P	
Cottage Development																
Country clubs (golf course / private)	P	P														
Country clubs (golf course / public)	P	P														
Crematorium											C				C	
Dairy, meat, and seafood market										P	P	P				
Dance schools										P	P	P				
Day care center		C	C	C	C	C	C	C	C	P	P	P	P	P		

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Day care home (small)		C	C	C	C	C	C	C	C							
Day care (large)		C	C	C	C	C	C	C	C							
Delicatessen										P	P	P	P	P		
Department stores										P	P					
Detective agency										P	P					
Discount stores											P					
Dragstrip and race tracks															P	
Drinking establishments (bars/lounge/pub)										P						
Drug stores										P						
Dry cleaners										C	P					
Dry cleaning plants															C	
Dwelling (See Residence)																
Electrical appliances and equipment manufacturing															P	
Electrical equipment sales											P				P	
Electronic and electrical repair										P	P	C				
Electronic gaming establishment											C					
Employment agency										P	P					
Engineering company										P	P	P	P	P		
Equipment rental										P	P				P	
Exterminators										P	P	P				
Fabric stores										P	P					
Family care home		C	C	C	C	C	C	C	C		P	P				
Farm machinery manufacturing															P	P
Farm supplies										P	P					
Farm/heavy equipment sales and rental										P	P					
Fertilizers manufacturing and storage											P				P	
Fiberglass manufacturing and storage															P	
Firing range, indoor											P				P	
Firing range, outdoor											C				P	
Fishing Lakes/Impoundments																
Flea markets (indoor)										P	P					
Flea markets (outdoor)											C					
Floor covering stores (sales & installations)										P	P					
Florists										P	P	P				
Flour and feed mills											P				P	
Food and food products manufacturing															P	
Food catering										P	P	P				
Food store (under 10,000 sq. ft.)										P	P	P				
Forestry service (public)	P														P	
Funeral home w/o crematorium								C	C	P	P	P				
Furniture manufacturing															P	
Furniture and home furnishings store										P	P					

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Furniture refinishing and repair											P				P	
Gas or service station										P	P	C				
Gift shops										P	P	P				
Glass and mirror shops (sales and service)																
Glass products manufacturing																
Go cart track																
Golf course, public/private	C	C														
Golf driving ranges																
Governmental maintenance facility											P			P		
Grading Business																
Greenhouse and/or nurseries (commercial)											P	P			P	P
Greenhouse (private)		P	P	P												
Greenways																
Guest house (private)		P	P	P	P	P	P	P	P							
Guest house (rental)						C	C	C	C							
Gun and ammunition sales										P	P					
Gunsmith (repair shop)										P	P					
Hardware stores										P	P					
Hatcheries															P	
Health clubs											P					
Health practitioner's office										P	P	C	P			
Heating and refrigeration sales and service										P	P					
Heavy equipment manufacturing																P
Hobby, toy, and craft stores										P	P	P				
Home occupation	C	C	C	C	C	C	C	C	C							
Horse show/riding facility											P				P	
Hosiery mills															P	
Hospital (human)											P					
Hotels/Motels										P	P					
Hunting Preserves/Hunt Clubs	C															
Ice manufacturing															P	
Industrial supplies and equipment sales											P				P	
Insurance agency										P	P	P	P			
Interior designers										P	P	P	P			
Jewelry stores										P	P	P				
Judicial and Law enforcement services											P		P	P		
Junkyards and Auto Salvage Yards															C	
Kennel and Animal Shelters											C					
Knitting mills															P	
Landfills, construction, demolition																C
Landfills, L.C.I.D. site																C
Landfills, sanitary																C
Landscapers										P	P	P				

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Lawn and garden care (service)										P	P	P			P	
Lawn and garden supplies										P	P	P			P	
Lawnmower repair											P	P			P	
Leather products manufacturing											P	P			P	
Legal services										P	P	P	P	P		
Libraries										P	P	P	P	P		
Licensed Massage/Bodywork Therapists										P	P	C				
Linen and uniform supply services										P	P					
Liquor store (ABC store)											P	C				
Livestock petting zoo																
Livestock sales																
Locksmith										P	P	P				
Log home manufacturing																P
Luggage manufacturing															P	
Lumber and building materials-sales											P					
Machine and welding shops											P				P	
Machine tools manufacturing											C				P	
Mail order office										P	P	P				
Management consultants										P	P	P	P			
Manufactured home/recreational vehicle sales											P				P	
Manufactured Home Parks (See 9-2-160)	C															
Manufacturer's showrooms											P					
Meatpacking and poultry processing plants																C
Medical/dental clinics											P	C	P	P		
Medical/dental laboratories											P	P	P	P		
Metal fabrication plants															P	
Metal fabrication shop											P				P	
Miniature golf	C										P					
Mining under one (1) acre	C															
Mining and quarrying	C															
Mini-warehouse											P				P	
Monument works / sales										P	P				P	
Motor vehicle body and paint shop											P				P	
Motor vehicle repair shop/service/towing										P	P	C				
Motorcross track	C															
Movie theatres (indoor)										P	P					
Museums										P	P	P	P	P		
Music stores										P	P	P				
News syndicates (publisher)											P					
Newsstands										P	P	P	P			
Novelty and souvenir stores										P	P	P				
Nursing, convalescent, assisted living facility											P				C	
Oil and gasoline bulk storage																C

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Open storage facility											C				P	
Optician and optical supply store										P	P	P	P	P		
Outdoor Advertising Signs (off-premise)											C					
Paint and wallpaper stores										P	P	P				
Paints, varnishes, finishes manufacturing															C	
Parking lot (commercial)										P	P					
Paving and grading operation											P					
Paper goods manufacturing																
Par 3 Golf course											P					
Parks and playgrounds (public)	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
Pawn shop										C	P					
Pet shop										P	P	P				
Pharmaceuticals manufacturing															C	
Photocopying services										P	P	P				
Photofinishing laboratories															C	
Photography services and studios										P	P	P				
Pillow manufacturing															P	
Plastic products manufacturing																C
Plumbing and heating supplies										P	P				P	
Post office										P	P	P		P		
Precision instruments manufacturing															P	
Private recreation clubs (non-adult)						C	C	C	C		P	C				
Processing plants																C
Produce Sales										P	P	P				
Public relations services										P	P		P	P		
Public utility facility (substation)						P	P	P	P							
Publishing and printing										P	P	P	P			
Radio and television repair										P	P					
Radio and television studios											P					
Real estate office and services										P	P	P	P			
Recycling collection center															C	C
Recycling Facility																C
Recycling Plant																C
Refineries																
Rehabilitation facility										C	P	P	P	P		
Religious institutions (See Section 9-2-153)		P	P	P	P	P	P	P	P	P	P	P		P		
Rental of vehicles										P	P					
Research activities																
Residence, duplex		C			P	C	P	P	P							
Residence, manufactured home (Class A)	P	C						C	P							
Residence, manufactured home (Class B)									C							
Residence, multifamily					C	C	P	P	P							
Residence, multifamily condominium					C	C	P	P	P							

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Residence, multifamily townhouses					C	C	P	P	P							
Residence, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P				
Residential development sales (office on-site)		P	P	P	P	P	P	P	P							
Restaurant (walk-in, fast-food)(w/drive through)											P	C				
Restaurant (walk-in) (with-out drive through)										P	P	C				
Roadside stand											C					
Rodeo	C															
Saddleries (repairs, sales, and service)										P	P					
Sanitarium and mental institutions														C		
Sawmills															P	
School facilities, permanent (public or private)	P	P	C	C	P	P	P	P	P	C	P	P	P			
School facilities, mobile (public or private)	C	C	C	C	C	C	C	C	C	C	C	C	C			
Seamstress shop										P	P					
Secondhand store/swap shops/thrift shops										P	P					
Septic services											P					
Sheet metal shops											P				P	
Sheriff Department and jail facility																
Shoe repair and shining										P	P	P				
Shoe stores										P	P	P				
Sign painting										P	P					
Skating rinks											P					
Slaughterhouse																C
Small motor repair										P	P	P				
Sporting goods										P						
Springs manufacturing															P	
Stable (private) See Section 9-2-159	P	P														
Stable (public) See Section 9-2-159	C	C														
Swimming pool	P	P	P	P	P	P	P	P	P							
Swine farm (See Agricultural-livestock)																
Supermarkets (over 10,000 sq. feet)											P	C				
Surveying company										P	P	P	P			
Taxi Dispatch Stand											P					
Taxi Dispatch Stand and Garage											P					
Tailoring and dressmaking shops										P	P					
Telephone Call Centers											P					
Tire recapping shops											P					
Tobacco products manufacturing																
Tobacco shop										P	P	C				
Tree service																
Truck, farm equip., heavy equip. sales/service										P	P					
Truck/freight terminal (6 or fewer trucks)											P					
Truck/freight terminal (more than 6 trucks)											C					
Turkey houses (See Agricultural-livestock)																

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