

JOHNSTON COUNTY

LAND DEVELOPMENT TABLE OF PERMITTED USES

Note: Table is intended for a guide only.



X = Indicates use allowed in this zoning district
A = Accessory to principal use

***** = Uses in addition to underlying zoning district uses
SUP = Special Use Permit Required

Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Accessory Building(s)	X	X	X	X	X	X	X	X	X	X
Day Care Facility - Adult				X	X					
Agritourism	X									
Airport							SUP	X	X	
Animal Husbandry									X	
Art Galleries				X		X				
Asphalt Plant								X		
Athletic Fields					X	X			X	
Automotive Parts Store					X	X			X	
Automotive Repair - Body/Fender					X		X	X	X	
Automotive Repair - Mechanical					X		X	X	X	
Automotive Sales - New & Used					X	X	X	X	X	
Bakery - Establishments Manufacturing Food Products							X	X	SUP	
Bakery - Retail					X	X			X	
Bank				X	X	X			X	
Barber/Beauty Shop				X	X	X				
Bed and Breakfast	SUP					SUP				
Bedding Manufacturing								X		
Boat Service Stations		X								
Booster Pump Stations	X									
Boat Sales and/or Manufacturing							X	X		
Bottling Plant							X	X	SUP	
Brick/Tile/Pottery Manufacturing/Sales								X		
Building Materials/Supplies - Lumberyards, Storage & Sales					X	X	X	X		
Bus Repair								X		
Bus Storage Terminal/Facility								X		
Business-Retail/Wholesale					X	X			X	

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A = Accessory Use

Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Cabinet/Woodworking Shop							X	X		
Camp Grounds - Travel Trailer Parks		X			X				X	
Camping - Fishing Supply Stores		X								
Car Wash					X	X				
Carnival/Circus (Temporary)							X	X		
Carpet Cleaning/Manufacturing								X		
Cemeteries (not accessory to church/family)				SUP	SUP	SUP	X	X		
Chemical Manufacturing - Household/Industrial								X		
Church	X			X	X	X				X
Cleaning and Dyeing Establishments									SUP	
Clinic				X	X				X	
Clothing/Textile Manufacturing							X	X		
Club-Private/Public				X	X					
Coal/Wood/Fuel Yards, Pole Treating Plants								X		
Colleges	X			X	X				X	
Community Center	SUP									
Community Facility (not p/o residential development)	X			X	X	X				
Concrete Plant - Manufacturing								X		
Contractors office w/Storage Yard							X	X		
Convenience Store		X			X	X			X	
Cotton Gin - Cotton Waste Processing								X		
Dairy Products - Processing/Distribution							X	X		
Day Care Center - Children	SUP			X	X	X				
Dental Clinic - Laboratories				X	X				X	
Dry Cleaning /Laundry Plants							X	X		
Dry Cleaning Establishment					X					
Electrical/Electronics Manufacturing/Assembly							X	X		
Electrical/Electronics Sales/Supplies					X		X	X	X	
Extraction of Earth Products								SUP	SUP	
Factories								X	SUP	
Farm Machinery Assembly							X	X		
Farming Operations, Forestry, Horticulture, Hobby Farming									X	
Feed/Seed Store								X		
Fertilizing Manufacturing								X		
Flour/Feed Mill								X		
Foundries Producing Iron, Steel, Copper, Brass, Aluminum Products								X		
Freezer Locker								X		

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Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Fruit/Vegetable Packing Sheds	SUP									
Funeral Home				X	X	X				
Furniture Manufacturing							X	X		
Glass Manufacturing								X		
Glass/Mirror/Window Blind/Awning/Tile Shop & Similar Specialties							X	X		
Golf Course Commercial Public/Private					X				X	
Golf Course p/o Residential Development	X								X	
Government Facilities				X	X	X			X	
Greenhouse/Nurseries	SUP						X	X		
Group Care Facility	SUP			X	X		X	X		
Hatchery	SUP							X		
Health Facility - Doctors/Clinics				X	X				X	
Heating and Air Conditioning Shop								X		
Home Occupations	X								X	
Hospital				X	X				X	
Hotel					X				X	
Hunting, Fishing, Boating & Saddle Clubs		X								
Ice Plant/Storage, Freezer Lockers								X		
Industrial Supplies/Equipment Sales/Service							X	X		
Junkyard/Salvage Yards								SUP		
Kennel	SUP				X					
Landfills								SUP		
Leather Products - Luggage Manufacturing							X			
Libraries				X	X	X			X	
Livestock Sales	SUP							X		
Machine Shop							X	X		
Machine/Tool Manufacturing								X		
Marinas		X							X	
Manufacturing Uses - Operations							X	X		
Mobile/Modular Home Sales					X					
Meat Packing Plant								X		
Medical Offices/Uses				X	X				X	
Metal Fabrication Plants Including Boiler & Tank Works								X		
Migrant Housing Dormitories	SUP									
Mini Storage Facility					X		X	X		
Mining Operation								X		
Motel					X				X	

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Permitted Use	AR	RR	MHP	OI	GB	CB	I1	I2	IHI*	MTD
Monument Sales/Works								X		
Museums				X	X	X				
Novelty Shops		X							X	
Office - Business (non home occupation)				X	X	X	X	X	X	
Optician Office - Optical Goods Store				X	X				X	
Orthopedic Supply				X	X				X	
Paper goods - Manufacturing/Distribution							X	X		
Pharmacies				X	X				X	
Pharmaceutical - Manufacturing/Distribution							X	X	X	
Physical Culture - Reducing Salons				X	X	X				
Planned Development - Housing	SUP									
Planned Development - Mixed Use	SUP									
Plastics Manufacturing - Rubber Products								X		
Plumbing - Heating Supply Offices/Storage Area							X	X		
Poultry Processing Plant								X		
Printing/Publishing - Reproducing Establishments					X		X	X	SUP	
Public Safety Facilities-Fire, Police, Rescue, Civil Defense Center	X			X	X	X	X	X		
Public Utility Facilities	X			SUP	SUP	SUP	X	X	X	
Quarries								SUP		
Recreation Facility - Indoor					X	X			X	
Recreation Facility - Outdoor					X	X			X	
Recreation Facility - Owned by Government	SUP									
Residential Dwelling - Within Office/Commercial Building				X	X	X				
Research Activities (Non Manufacturing)				X	X					
Research/Development Facility							X	X	X	
Residential Dwelling - Seasonal		X								
Residential Dwelling - Duplex	X									X
Residential Dwelling - Manufactured Home	X		X							X
Residential Dwelling - Mobile Home Park			X							
Residential Dwelling - Multi-Family									X	X
Residential Dwelling - Single Family	X	X				X				X
Residential Dwelling Single Wide Mobile Home	X		X							
Rest and Convalescent Homes	SUP									
Restaurant		A			X	X	A	A	X	
Retail Sales Stands - Retail/Agricultural	SUP								X	
Riding Stables - Commercial - not p/o residential development					X					

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Rifle, Skeet & Trap Clubs	SUP									
Roofing Shop								X		
Rooming Houses/Boardinghouses									X	
Sawmills, Planning Mills & Wooden Box Factories								X		
Schools	X			X	X				X	
Service Station (Gasoline)					X	X			X	
Sheet Metal, Roofing & Plumbing								X		
Shopping Center					SUP				X	
Sign Fabricating Shop							X	X		
Storage of Explosives								SUP		
Swimming Pools - Recreational						X			X	
Tanning Operations								SUP		
Telephone Utility Facilities	X									
Theater					X					
Tire Recapping							SUP	X		
Tire Sales					X					
Tourist Homes									X	
Towers - Cellular, Radio, TV	SUP			SUP	SUP	SUP	SUP	SUP		
Treatment Plant - Water/Sewer								SUP		
Trucking Terminals - Transfer Companies							SUP	X	SUP	
Upholstery Shop							X	X		
Utility Facilities (Major)	SUP									
Vehicle Sales - Recreational					X					
Vending Companies							X	X		
Veterinary Hospital					X	X				
Warehouse Facility/Wholesale Establishment							X	X	X	
Welding Shop							X	X		
Wholesale Gasoline Storage Facility							SUP	SUP		

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Uses for Retail Center Vs. Shopping Center:	Retail Center		Shopping Center							
Art Gallery	X									
Automotive Parts Store	X									
Bakery	X									
Book Store	X			X						
Cellular Phone Store	X			X						
Clothing Store	X			X						
Drug Store/Pharmacy	X			X						
Dry Cleaners	X			X						
Furniture Store	X			X						
Furniture Rental Store				X						
Grocery Store	X			X						
Hair & Tanning Salon	X			X						
Military Recruiting				X						
Movie Rental	X			X						
Nail Salon				X						
Restaurants	X			X						

NOTE: Table intended for guide only. Actual text Land Development Code should be used for verification.

Zoning Districts

AR = Agricultural Residential

RR = Resort Residential

MHP = Mobile Home Park

OI = Office and Industrial

GB = General Business

CB = Community Business

I1 = Industrial 1

I2 = Industrial 2

IHI = Interstate Highway Interchange

MTD = Municipal Transition

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