

LAND USE

300 Attachment 4

City of Augusta

**Table of Land Uses in the Base Zoning Districts**  
**[Amended through Ord. No. 14-191, adopted 11-20-2014; subsequently amended 5-7-2015 by Ord. No. 15-070; 8-20-2015 by Ord. No. 15-133]**

**KEY:**

X=Permitted Use (requires a permit from the Code Enforcement Officer)  
 CU=Conditional Use (requires Planning Board review and a public hearing)  
 CS=City Staff

PB=Planning Board (a public hearing is not mandatory)  
 SE=Special Exception Use (requires Planning Board review and public hearing)  
 (pz)=performance zoning

Land Uses	District																						
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL
<b>ASSEMBLIES</b>																							
Civic, social, and fraternal associations						CU						CU	CU (pz)			CU (pz)	CU		CU (pz)	CU		X	X
Funeral homes	CU	CU		CU	CU	CU						CU	CU(pz)										X
Religious activities and associated uses	X	X	X	CU	X	CU						X	X	CU		X	X		X	X	X		X
<b>BUSINESS</b>																							
Agriculture													CU (pz)			CU (pz)	CU	X	CU (pz)	CU			
Business/professional associations						X						X	CU (pz)	X									X
Business and professional offices and services				X <sup>5</sup>	CU <sup>15</sup>	X	X	X	X	X	X	X	X	X		CU (pz) <sup>1</sup>	SE		X	SE	X	X	X
Veterinary					CU	X	X	X	X	X	X	X	CU			CU (pz)	SE <sup>3</sup>		CU (pz)	SE	X	CU	X
Temporary, habitable trailers built on a permanent chassis to be used as portable classrooms and/or offices and/or medical diagnostic units for a specified (limited) time and as a public facility only	CU <sup>14</sup>		CU (pz) <sup>14</sup>	CU <sup>14</sup>									X										
Research, experimental, and testing laboratories												X	CU (pz)									CU	X
Museum						CU	CU	CU		CU													
Small distilleries, breweries and bakeries						CU	X	X	X			X	X	CU					CU				X
Services (all establishments primarily providing assistance rather than merchandise, except as otherwise listed below):							X	X	X	X	X		X									CU	X
Auto repair/service (no auto sales)								CU	CU	X			CU (pz)										
Bed-and-breakfast/tourist home		CU	CU <sup>8</sup>	CU	X		X	X	X	X	X		X	X								X	CU
Cemeteries	CU	CU	CU	CU	CU	X	X	X	X	X	X		X			X	X	X	X	X			
Conference center						CU		CU	CU	CU													CU

AUGUSTA CODE

Land Uses	District																							
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	
Construction services							X	X	X	X	X		CU (pz)							CU (pz)				
Convention facility										CU	CU													
Finance, insurance, and real estate services						X	X	X	X	X	X	X	X	X			SE				SE		X	
Hotels							X	X	X	X	X	X	X									X	X	
Personal services (all establishments providing individual services related to personal goods or needs, except as otherwise listed below):						X	X	X	X	X	X	CU	CU (pz)	X						X		X		
Barber/beauty shops				X	X	X	X	X	X	X	X	CU	X	X			SE <sup>3</sup>			X		X	CU	
Laundry services						X	X	X	X	X	X	CU	CU (pz)							X			CU	
Self-service laundromats				CU	CU	X	X	X	X	X	X	CU	CU (pz)							X			CU	
Shoe repair shops				CU	CU	X	X	X	X	X	X	CU	CU (pz)	X						X		CU	X	
Restaurants							X	X	X	X	X	X	X	X			CU (pz) <sup>2</sup>			X		CU	CU	
Restaurants, without drive-through service					CU																			
Specialty print shop					CU		X	X	X	X	X	X	CU (pz)										X	
Social services (excluding offender rehabilitation and offender self-help and parole and probation offices, clinical uses and food and goods distribution facilities)					CU	CU	X	X	X	X	X		CU (pz)	CU								X	X	
Taxi and local/commuter bus line service					CU		X	X	X	X	X		CU (pz)									CU	CU	
<b>EDUCATIONAL</b>																								
Educational services	X	X	X <sup>9</sup>	X	X	X						X	CU	X		X	CU (pz)	CU		CU (pz)	CU		X	X
<b>FACTORY/INDUSTRIAL</b>																								
Heavy equipment repair												CU	CU (pz)											
Manufacturing, heavy (including possessing, packaging, storage, and distribution of goods)												CU	CU (pz)											
Manufacturing, light							CU			CU		X	CU (pz)									CU	CU	
Mineral extraction activities																CU (pz)					CU			
Truck terminals												CU	CU (pz)											
Recycling centers				CU	CU								CU (pz)				CU (pz)			CU (pz)				
Waste facilities, Class 1										CU		CU	CU (pz)				CU (pz)							
Waste facilities, Class 2												CU	CU (pz)				CU (pz)							
<b>GOVERNMENT/MUNICIPAL</b>																								

LAND USE

Land Uses	District																							
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	
Correctional institutions						CU							CU (pz)		X									
Courts						CU	CU						CU (pz)		X								X	
Government offices				X <sup>5</sup>	CU <sup>15</sup>		X	X	X	X	X	X	CU (pz)	CU	X						CU	CU	CU	
Government services						X <sup>10</sup>							CU (pz)	CU	X							CU	CU	
Municipal or public utilities and communications facilities:	CU	CU		CU	CU								CU (pz)		X								CU	
Major municipal or public utilities and communications facilities	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU	CU	CU (pz)		X	CU (pz)							CU	
Minor municipal or public utilities and communications facilities	CU	CU	CU	CU	CU	X	X	X	X	X	X	X	PB	CU	X	PB (pz)	CU	PB (pz)	PB (pz)	CU		CU	X	
Wireless municipal or public utilities and communications facilities	X	X		X	X	X	X	X	X	X	X	X	X	CU	X	X		X				CU		
Parks, public	CU	CU	CU	CU	CU								CU (pz)	CU	X	CU (pz)	CU	CU (pz)	CU (pz)	CU		X	CU	
Public safety services						CU		CU					CU (pz)	CU	X								X	
Recreational areas and facilities, public					CU								CU (pz)	CU	X	CU (pz)	CU	CU (pz)	CU (pz)	CU			X	
<b>INSTITUTIONAL</b>																								
Day-care centers	X	X		X	X	CU	CU		X	X	X	CU	X	X		CU (pz)	SE <sup>3</sup>	CU (pz)	CU (pz)	SE	X	X	X	
Group and boarding home	X	X	X	X	X	X	X		X	X	X	CU	X	X		X	CU	X	X	CU	X		X	
Hospitals						X						X	X								CU		X	
Medical clinics						CU						CU	CU (pz)				SE			SE	CU		X	
Specialized medical clinic																					X			
Medical marijuana grow-only facility												X									X			
Nursing homes	X	X		X	X	X						X	X	X		X			CU (pz)	SE	CU	X	CU	
Medical guesthouse	X	X	X	X	X	X	X		X	X	X		X	X				X	X					
<b>MERCANTILE/RETAIL</b>																								
Retail (all establishments primarily selling or renting products, except as otherwise listed below):					CU		X	X	X	X	X	X	CU (pz)							X			CU <sup>18</sup>	CU
Retail, convenience					X		X	X	X	X	X	X	X			CU (pz)				X			CU <sup>18</sup>	
Neighborhood groceries/variety stores				X	X		X	X	X	X	X	X	X				SE <sup>3</sup>		X			CU <sup>18</sup>	CU	
Retail, medical sales						CU	X	X	X	X	X	X	CU (pz)						X		CU		X	
Retail, specialty				X <sup>13</sup>			X	X	X	X	X	X	X	X			SE <sup>3, 12</sup>		X			CU <sup>18</sup>	X	
Farm stands							X	X	X	X	X	X	X	X			SE <sup>3</sup>		X				X	
Flooring showroom					X		X	X	X	X	X	X	X						X				X	
Garden center							X	X	X	X	X	X	CU (pz)	CU		CU (pz)	SE		CU (pz)	SE		X	X	

AUGUSTA CODE

Land Uses	District																						
	RA	RB1	RB2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL
Pharmacies				X	X	CU <sup>11</sup>	X	X	X	X	X	X	X								CU	CU <sup>18</sup>	X
Specialty food markets				X	X		X	X	X	X	X	X	X	X			SE <sup>3</sup>			X			CU
Automobile business, as defined										X		X	CU (pz)						CU (pz)				
Filling stations									CU		CU		CU (pz)										
<b>RESIDENTIAL</b>																							
Manufactured housing, Type 1	X <sup>16</sup>	X <sup>16</sup>	X <sup>16</sup>	X <sup>16</sup>	X <sup>16</sup>	X <sup>16</sup>	X	X <sup>17</sup>	X <sup>17</sup>	X <sup>16</sup>	X	X <sup>16</sup>	X	X	X <sup>16</sup>								
Manufactured housing, Type 2	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X
Manufactured housing park/land lease community		CU										CU	PB			PB (pz)		PB (pz)	PB (pz)				
Multiple-family dwellings	X	X	X	X	X	X	X	X	X	X	X	CU		X								X	X
One- and two-family dwellings	X	X	X	X	X	X	X	X	X	X	X	CU	X	X		X	X	X	X	X	X	X	X
Rooming houses	X	X		X	X	X						CU		X									
<b>STORAGE/WAREHOUSING</b>																							
Self-service storage units														CU (pz)						CU (pz) <sup>7</sup>			
Warehousing							CU			CU		X	X										
Wholesaling							CU			CU		X	CU (pz)										
<b>OTHER</b>																							
Recreational areas and facilities, private													CU (pz)	CU		CU (pz)	SE	CU (pz)	CU (pz)	SE			CU
Sexually oriented businesses												CU											

**NOTES:**

- <sup>1</sup> Up to 5,000 square feet total floor area on Route 27/Civic Center Drive only.
- <sup>2</sup> On Route 27/Civic Center Drive only.
- <sup>3</sup> Uses limited to maximum gross building size of 5,000 square feet.
- <sup>4</sup> Four lots or less.
- <sup>5</sup> Map 30, Lot 1, Unit 1 only, business/professional/government offices only.
- <sup>6</sup> Excepting conventional residential subdivisions.
- <sup>7</sup> Limited to no more than 75 units or 10,000 square feet of building area.
- <sup>8</sup> Limited to maximum of eight rooms.
- <sup>9</sup> Limited to elementary and middle schools.
- <sup>10</sup> Excluding protective functions/correctional institutions.
- <sup>11</sup> Excluding convenience retail.

- <sup>12</sup> Limited to florists, art gallery, pottery/craft/gift shops.
- <sup>13</sup> Limited to small specialized stores that are located within buildings having existing storefronts built prior to April 1, 2001, and that predominantly serve the needs of a walking clientele.
- <sup>14</sup> This restriction is not intended to restrict the temporary placement of construction-related trailers on project sites, provided that such trailers are removed immediately upon the completion of project work at that site. Planning Board approval is not required prior to the placement of such trailers.
- <sup>15</sup> Excluding financial institutions.
- <sup>16</sup> See § 300-527B for additional regulations.
- <sup>17</sup> See § 300-527C for additional regulations.
- <sup>18</sup> 30,000-square-foot floor area per structure maximum.